



CITY OF DOVER

DOVER PLANNING BOARD – AGENDA

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue Dover NH 03820
Meeting Date: **Tuesday, May 27, 2014**
Meeting Time: **7:00 pm**

1. CITIZENS' FORUM

2. APPROVAL OF THE PRIOR MINUTES

- April 8, 2014 Meet and Greet Meeting Minutes
- April 22, 2014 Regular Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

- A. Public hearing and consideration of a request for an extraction permit by Brox Industries, Inc., Assessor's Map C, Lots 12-A, 13, 14, zoned R-40, located on Rochester Neck Road/Tolend Road. *(P14-19)
- B. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lot 58, zoned I-4, located on Mast Road. *(P14-20)
- C. Public hearing and consideration of a request for an extraction permit and waiver request by Severino Trucking Co., Inc., Assessor's Map H, Lots 59, 59-1 & 61, zoned I-4, located on Mast Road. *(P14-21)
- D. Consideration and acceptance of a Minor Lot Line Adjustment for Changing Places, LLC (Owner: Lisa O'Grady & Maloney Family Revocable Trust of 2012), Assessor's Map 20, Lots 112A & 113, zoned R-12, located at 100 & 104 Court Street. *(P14-24)
- E. Consideration and acceptance of a Minor Subdivision for Changing Places, LLC (Owner: Maloney Family Revocable Trust of 2012), Assessor's Map 20, Lot 113, located at 104 Court Street. (1 lot subdivided into 3 lots) *(P14-25)

5. STAFF COMMENTS

6. COMMITTEE REPORTS

7. ADJOURNMENT

*Indicates that if the application is accepted for discussion, the public hearing will be held the same evening, at which time any interested party may offer comment to the Planning Board.

Persons with questions or wishing to see the plans are invited to visit the Planning Office, Monday through Thursday from 8:30 am to 5:30 pm. You may also view materials at www.dover.nh.gov, a map showing project locations can be found at www.dover.nh.gov/planhome.html. Follow us on Twitter @DoverNHPlanning and find us on Facebook at www.facebook.com/pages/Dover-NH/City-of-Dover-NH-Planning/446789895351



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: McConnell Center Cafeteria 61 Locust St, Dover, NH 03820
Meeting Date: **Tuesday, April 08, 2014**
Meeting Time: **6:00 pm**

Members Present: Dennis Ciotti (Chair), Tom Clark, Lee Skinner, Gary Green, Dave White, William Garrison (Councilor), Gina Cruikshank (Alternate), Frank Torr, Christopher Lawrence (Alternate), Catherine Plante

Members Not Present: Maggie Fogarty (Alternate), Kirt Schuman (Vice Chair),

Other Board Members Present: Community Trail, Conservation Commission, DBIDA, Energy Commission, Open Lands Committee, Transportation Advisory Commission, Zoning Board of Adjustment

Staff Present: Christopher Parker (Planning Director); Steve Bird (City Planner); Tim Corwin (Assistant City Planner); Anthony Blenkinsop (General Legal Counsel); Dan Barufaldi (Economic Development Director)

The Chair called the meeting to order at 6:05 pm.

1. *WELCOME*

C.Parker welcomed the group and explained the goals for the evening.

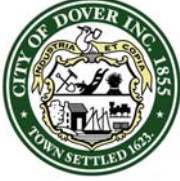
2. *LIGHT DINNER*

Food was served from 6 to 6:30, no discussion. This meeting was not recorded due to location and background noise.

5. **LAND USE BOARD ACTIVITY UPDATES**

- D.Ciotti updated the group on the role of the Planning Board
 - Board members were introduced
- K.Weston updated the group on the activities of the Transportation Advisory Commission
 - Board members were introduced
- S.Reid updated the group on the Zoning Board of Adjustment
 - Board members were introduced
- B.Hunt updated the group on activities of the Conservation Commission
 - Board members were introduced
- M.Alexander updated the group on the activities of the Energy Commission
 - Board members were introduced
- A.Boudreau updated the group on the activities of the Open Lands Committee
 - Board members were introduced
- J.Mettee updated the group on the activities CWDAC
 - Board members were introduced
- B.Hartwick updated the group on activities of the Community Trail
 - Board members were introduced
- D.Barifauldi updated the group on the activities DBIDA is undertaking
 - Board members were introduced
- C. Parker thanked the volunteers for the time and efforts that Board members put into making Dover a great place, and thanked staff for their efforts in supporting Board members.

3. ***NH RSA 91-1 RIGHT TO KNOW***



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Workshop
Meeting Location: McConnell Center Cafeteria 61 Locust St, Dover, NH 03820
Meeting Date: **Tuesday, April 08, 2014**
Meeting Time: **6:00 pm**

A.Blenkinsop explained the various components of the NH RSA 91-A right to know law and the importance of open government. Additionally, ethics, recusal and the attendance requirements of Chapter 5 of the City Code was discussed.

6. ADJOURNMENT

Motion: T. Clark motioned to adjourn at 7:47 p.m. Seconded by D.White Vote: U/A.

DRAFT



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Members Present: Dennis Ciotti (Chair), Kirt Schuman (Vice Chair), Tom Clark, Gary Green, Catherine Plante, Lee Skinner, Frank Torr, Dave White, Deb Thibodeaux (Councilor), Christopher Lawrence (Alternate), Gina Cruikshank (Alternate), Maggie Fogarty (Alternate)

Members Not Present: William Garrison (Councilor)

Staff Present: Christopher Parker (Planning Director); Diane Britt (Recording Secretary)

The Chair called the meeting to order at 7:02 p.m.

1. CITIZENS' FORUM

Citizens Forum Opened. Nobody spoke. Citizens Forum Closed.

2. APPROVAL OF THE PRIOR MINUTES

- March 25, 2014 Regular Meeting Minutes

Motion: K.Schuman made the motion to approve the minutes. Seconded by F.Torr. Vote: U/A

The Vice Chair announced that an item of Old Business that is related to an approval at the last meeting would be brought up.

C.Parker stated that at the last meeting the Site Plan for Formax was approved. They had a request to have a condition of approval changed. As a condition of approval the floor plan for phase 2 would need to come back before the plan can be signed and that was supposed to be before the building permit could be issued for phase 2. They have the architectural for phase 2 but no floor plan. The applicant's engineer is present for any questions. He asked that the Board change that condition of approval.

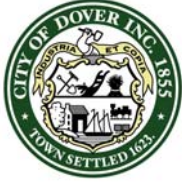
Motion: *It was unclear who made the motion and seconded it.* Vote: U/A

C.Parker suggested that the Board entertain the next item on the agenda, 3A, at the same time as 4A, the Conditional Use Permit, for the same project, and encouraged the Board to vote on 4A before voting on 3A because, if the Conditional Use Permit is not going to be approved, then the Site Plan will probably need some modifications to it.

3. OLD BUSINESS

- A. Consideration and possible vote on a Site Plan Review for South Dover Storage Solutions, LLC, Assessor's Map 15, Lot 62, zoned I-1, located at 68 Rutland Street. (Proposed 34,000 sq. ft. storage facility with 14 parking spaces) (P14-12)

Motion: K.Schuman made the motion to remove from the table. Seconded by F.Torr. Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Kevin McEneaney, McEneaney Survey Associates, stated the site plan has been revised based on the Technical Review Committee (TRC) comments, comments from the last public hearing, and the site walk held on April 3, 2014. He stated he did not have any issues with the conditions of approval.

There was discussion regarding turning radius templates being put on the plan and T.Clark stated he has no issue with the plan as long as the right to have the Fire Chief review and approve the plan can be reserved. K.McEneaney clarified that page 5 (landscape plan) will be revised regarding fencing.

There was discussion regarding a new utility pole being installed close to the road and K.McEneaney stated it would be feasible to use the existing utility pole instead of installing a new one.

There was discussion regarding the lighting plan and K.McEneaney stated revisions to the plan will be made showing that on the south side lights will be attached to the building and one light will be removed.

C.Parker stated lights will be lowered to 10 feet high and this, along with the removal of one light, are included in the conditions of approval.

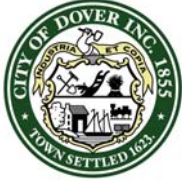
Public Hearing Re-opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

C.Parker read from the Staff Memo regarding the waiver and stated the Planning Department supports the granting of the waiver. Staff recommends the Planning Board approve the Site Plan with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owner's signature shall be added to the final plant set submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plan.
3. The applicant shall add the surveyor's and engineer's stamps and signatures to the appropriate sheets.
4. The approval includes the granting of the waiver requested for the reasons stated by the applicant and staff. The Board finds that the criteria of Chapter 149-19.A have been met.
5. The applicant shall revise the plan to add a note that requires the security alarm will not be audible.
6. The applicant shall revise sheet #4 to remove one wall mounted light on the south side of the building closest to Rutland Street and reduce the mounting height of the remaining wall mounted lights on that side to ten feet.
7. The applicant shall revise the plan to add a note prohibiting the outside storage of automobiles, trailers, recreational vehicles, etc.
8. The applicant shall revise the plan to add bollards to the legend.
9. The applicant shall revise the plan to require that the water main gates and tee be restrained.
10. The applicant shall have the Stormwater Management Maintenance and Inspection Plan approved by the Community Services Department.
11. The applicant shall provide floor plans for the building and a streetscape plan.
12. The applicant shall revise and update landscape plan to reflect site plan.
13. The applicant shall revise the plan set to reflect 18 parking spaces and label employee/residential spaces.
14. The applicant shall submit approval from the Fire Chief that fire apparatus can navigate the site.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Conditions to Be Met Prior to Any Construction Activity:

1. Construction hours shall be limited to Monday-Friday 7 AM-6 PM, Saturday 8 AM-5 PM, with no Sunday hours. Hours of construction shall be documented on a site construction sign along with the contact information for the general contractor. Said signage shall be located and approved by the City Engineer or Director of Planning and Community Development.

Conditions to Be Met Prior to Issuance of a Building Permit:

2. Any new use shall pay the current impact fees in place at the time of building permit application.
3. Any new use shall be assessed the current water/sewer investment fee in place at the time of application for water/sewer service.
4. The applicant shall prepared a building demolition and concrete crushing plan addressing methods, timing, duration, and hauling routes. Said plan shall be reviewed and approved by the Fire Department and Police Department.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

5. The applicant shall provide a letter of credit or other form of security acceptable to the City for any unfinished work.

After discussion, the parking spaces for employee/residential use will be clarified to be three in number, and another condition of approval will be added stating the applicant will investigate the feasibility of combining the utility pole and light pole.

Motion: K.Schuman made the motion to approve subject to conditions of the Planning Department. Seconded by C.Plante. Vote: U/A

4. NEW BUSINESS

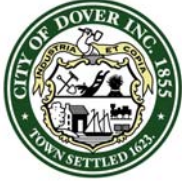
- A. Consideration and acceptance of a Conditional Use Permit for reduced parking per Chapter 170-44-I for South Dover Storage Solutions, LLC, Assessor's Map 15, Lot 62, zoned I-1, located at 68 Rutland Street. (P14-22)

Motion: G.Green made the motion to entertain 4A before 3A. Seconded by L.Skinner. Vote: U/A

Kevin McEaney McEaney Survey Associates, represents the applicants and owners, and he spoke to the Conditional Use Permit. There are approximately 300 units being proposed which would require 30 parking spaces for the use of the storage facility plus an additional two parking spaces for the manager's apartment. He submitted a narrative outlining a study done by a national storage organization that states they would expect about 7 trips per 100 units per day, or approximately 21 trips per day, for this facility. When considering that parking will be for short periods of time for loading and unloading purposes and not everyone will be there at the same time, 32 spaces seems excessive. He stated fourteen spaces are being provided, two for the manager's apartment, and 12 for the storage facility.

Lengthy discussion ensued regarding the number of parking spaces available and placement of the parking spaces, and labeling parking spaces for the manager's apartment. It was determined that there is a total of 18 parking spaces on the property including 4 at the covered loading dock area, 3 off of Rutland Street, and 1 where the dumpster was planned to be, but the dumpster location was changed.

Motion: K.Schuman made the motion to accept the application. Seconded by G.Green. Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

C.Parker read from the Staff Memo. Staff recommends the Planning Board approve the Conditional Use Permit application based on the information provided by the applicant with the following conditions:

Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

1. The Site Plan (P14-12) for the property must be approved.
2. A formal agreement between the Planning Board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.
3. The plan shall be revised to note that the three parking spaces off Rutland Street are to be signed "Employee/Resident Parking Only".

Motion: T.Clark made the motion to approve with staff comments to include designation of three parking spaces for employee/resident. Seconded by G.Green. Vote: U/A

K.Schuman announced an agenda adjustment - 4H will be heard next.

NEW BUSINESS

- H.** Consideration and acceptance of a Minor Lot Line Adjustment for Tolend Road Properties, LLC, Assessor's MapCo G, Lots 24J, 24J-143 and 24J-144, zoned R-20, located at Tolend Road, Columbus Avenue and Sandra's Run (P14-18)

K.McEaney, McEaney Survey Associates, Inc., represents the applicant and stated that this is a very simple minor lot line adjustment. A subdivision was approved some years ago and is currently under construction. Two of these lots have houses on them, one has a foundation on it, and one lot is currently vacant, soon to have a foundation on it. The applicant desires to adjust the lot lines so that a limited amount of area is removed, 300 sq. ft from one lot and 500 sq. ft. from the other, and added to the open space. There are only 4 or 5 lots in the entire subdivision that do not back onto open space and, because the lots are quite tight and some of the decks are very close to the rear property lines, rather than impose a buffer on the individual land owners, the applicant decided it would be better to add land to the open space which then would eliminate the possibility of anyone encroaching on another's back yard.

Motion: F.Torr made the motion to accept the application. Seconded by D.White. Vote: U/A

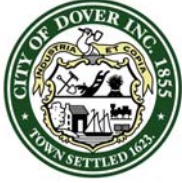
Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

C.Parker stated typically adjustments that affect open space in open space subdivisions are not encouraged or allowed but, in this case, where it is increasing the open space, the Planning Department recommends the Planning Board approve the application with the following conditions:

Conditions to Be Met prior to Signing of Plans:

1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the Planning File number P14-18 to the final plat.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Motion: L.Skinner made the motion to approve with staff recommendations. Seconded by K.Schuman.
Vote: U/A

- B.** Impact Fee Waiver Request for Jordan Plante, Assessor's Map A, Lot 53G-1, located at 92 Long Hill Road.

Jordan Plante, the applicant and owner, stated he purchased the property in December of 2013. He is requesting a waiver of the residential impact fee. His plan is to finish what has already been started on the property and establish his personal residence there. He explained this is lot 1 of a 5-lot subdivision that was approved in 1995. The owner at that time cleared the lot, installed a home foundation and driveway, a 4-bedroom septic leach field and an artesian well. The site has yet to be finished. All the elements still exist and it is his intention to use these features. In reading about the impact fee, it states impact fees are assessed on new development. He does not believe his efforts to finish the property constitute new development because of what has already been done on the property. The impact fee ordinance lists a possible waiver. It basically states there is eligibility for a waiver if building is being done in a subdivision that was approved by the Planning Board prior to the Impact Fee Ordinance. The subdivision was approved in 1995 and the impact fee originated in 2002. He stated he has the support of the abutters, Nancy and Gary Gagne, at 86 Long Hill Road, who sent a letter to the Planning Department which stated they would be happy to see this property finished.

G.Green confirmed with the applicant that all other lots have been developed.

C.Parker confirmed with the applicant that he will use the existing foundation for a detached garage because it has been exposed to the weather for many years and is not fit for a home.

Motion: F.Torr made the motion to accept the application. Seconded by L.Skinner. Vote: U/A

Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

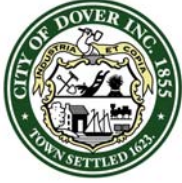
C.Parker stated that Staff recommends the applicant be denied the requested waiver. The Impact Fee Ordinance was put in place in 2002 and at that time the waiver provision was covered by RSA 674.39 and it states that impact fees are not grandfathered. The goal of impact fees is to cover new construction. The existing foundation is being used for a garage, not for single family home to be constructed, so not much development has occurred on the site. The impact will be met by the community by the new single family home.

Motion: K.Schuman made the motion to deny the waiver request. Seconded by L.Skinner.

G.Green spoke to the motion, stating he was conflicted about this. He doesn't think it is an unreasonable request but will decide with staff.

D.Ciotti confirmed that the development was not typical with houses with frontage on Long Hill Road, and this one lot is in behind the Gagne's house, which has been for sale for many years.

Vote: U/A



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Brief recess was taken from 7:50 to 7:59 p.m.

K.Schuman stated New Business 4C, 4D and 4E would be heard together.

- C.** Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for Joseph Allis, Assessor's Map 23, Lot 13, zoned CBD-G, located at Washington Street. (Relief from 75% building coverage requirement) (P14-13)
- D.** Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for Joseph Allis, Assessor's Map 23, Lot 13, zoned CBD-G, located at Washington Street. (Relief from requirement that building be 24 feet from side property lines) (P14-14)
- E.** Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B for Joseph Allis, Assessor's Map 23, Lot 13, zoned CBD-G, located at Washington Street. (Relief from requirement that 70% of frontage be covered by principal building) (P14-15)

Tobin Farwell, Farwell Engineering Services, LLC, represents the applicant and property owner. He stated they are here to seek input on the Conditional Use Permits being requested. He stated this lot is unique because it is on the Cocheco River. Half of the former Water Street has been abandoned and the center line of the property reverts to the center line of the road, and there still remains an easement on Water Street prohibiting building on that. Also there are steep slopes adjacent to the Cocheco River. Taking that into account, there is a 58% building coverage on the lot, and their plan reflects a 37% building coverage.

H explained that because the lot is so long they cannot meet the requirement of 70% frontage covered by the building. The request for relief from sideline setbacks is because the reverting formerly Water Street to the center line and the easement, they cannot meet the requirement.

C.Parker stated that typically there is a site plan associated with a Conditional Use Permit application. In this case the applicant is looking for feedback and suggestions on the conditional use permits prior to formally submitting a site plan because, if it looks like the Board will not support the conditional use permits, they wanted time to go back and re-engineer the plan and go through the technical review process. He encouraged the Board, if there were elements that they would like to discuss with the applicant, to do a straw vote at the end to give them guidance. The staff recommendation is not to approve or deny the conditional use permits because that would need to be done with a formal site plan.

Discussion ensued regarding height of the proposed building and justification for positioning the building to face the river. Also safety and traffic flow near the building and location of the entrance to the building were discussed.

There was discussion about Water Street and the easement. C.Parker stated that the City Council discontinued Water Street in the past ten years and does not see a desire to create a new public way on Water Street. The easement was placed there to protect utilities underneath the street. If Water Street was activated and was a street still, there would be frontage on Water Street, so there would be no need for the conditional use permit requests for the frontage coverage or the side property line requirement.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

T.Farwell explained that, as a result of meeting with the Technical Review Committee (TRC), it was determined that a street would need to be created for fire and emergency access to the proposed building and it would be two-way, 24 feet wide, out through to Young Street.

There was a suggestion regarding expanding the public riverwalk on both sides along the Cocheco River.

D.Ciotti confirmed with the applicant that there was an entrance to the proposed building on Water Street for downstairs and an entrance off the parking lot behind Smiley's to the upstairs.

T.Farwell stated they are looking for a straw vote if there is any support at all for the conditional use permits. If there is, they will move forward.

C.Parker summarized that the maximum utilization and intensity of the site is desirable, there was no negativity with focusing on the river and that would include some kind of public access riverwalk and recognition of the long term vision of connecting the two sides of the river, and traffic flow needs to be demonstrated that it will fit in with the overall traffic flow of downtown.

L.Skinner stated he has a hesitancy about this plan in that he thinks it is too far out of the mold.

K.Schuman stated he was uncomfortable doing a straw vote on this. He stated he would be more supportive of an eventual design of this project if that building could be massed on what is Water Street and move the parking to where the phase 4 location is. He would like to see a consistent streetscape with sidewalk and curbing, and a compact parking location that is not the main view of the building.

There was discussion regarding the number of parking spaces required for the residential and commercial buildings and off-site parking available in the area.

T.Clark stated he does not have a problem with this request as far as the uses are concerned and thinks it is a reasonable request.

G.Green stated that his concern is traffic flow and if that was addressed it would soften his impression of this project.

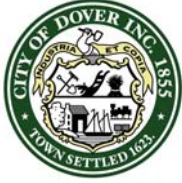
D.Ciotti stated he has an issue with over 50% reduction in use, especially in downtown. He feels the easement on Water Street should be looked at and utilities moved, which would open up more room for the project.

L.Skinner stated he is not inclined to support the requests for conditional use permits and he would vote against them tonight, but he does listen to and respect the opinions of the Board members.

Motion: T.Clark made the motion to accept the three applications. Seconded by D.Thibodeaux. Vote: 8/1

Public Hearing Opened

Eric Travis, owner of 14 Young Street, stated he came to the meeting tonight with no opinion. In general, as a resident in a 3-unit building in that area, he stated he likes living there and said he is open to development of that lot. He agreed there are complicated traffic patterns there which he experiences every day. He just wanted to introduce himself and let people know what it is like to be a resident there.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

Public Hearing Tabled

STAFF RECOMMENDATION

The Planning Department recommends the Planning Board table the Conditional Use Permit applications until a site plan is brought in. He stated he is supportive of giving feedback and the Board could choose to do a straw vote.

Motion: D.White made the motion to table. Seconded by G.Green. Vote: U/A

- F.** Consideration and acceptance of a Conditional Use Permit per Chapter 170-20-B(2) for Brian Wills, (Owner: Chinburg Properties), Assessor's Map 23, Lot 14, zoned CBD-G, located at 1 Washington Street. (To operate a brewery) (P14-16)

Brian Wills, applicant, stated he is requesting a Conditional Use Permit to operate a 2-barrel brewery on the first floor of the Washington Street Mill. He believes that the brewery will be of a small enough scale that it will not influence the atmosphere of Dover.

The applicant stated that the brewery is covered by a New Hampshire Nano Brewery license which allows for tastings to be had at the brewery and retail sales. He will be charging for the tastings. There will not be any seats there; it will be standing room only.

Discussion ensued regarding manufacturing not being allowed in the Central Business District (CBD) and the 7 categories of use allowed there. A brewery, which traditionally is understood to manufacture beer with wholesale distribution, would not be allowed and would require a Conditional Use Permit. Granting the Conditional Use Permit will cover the future eventuality that distribution may become larger than retail sales.

Motion: D.White made the motion to accept the application. Seconded by K.Schuman. Vote: U/A

Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

STAFF RECOMMENDATION

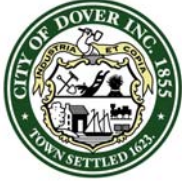
The Planning Department recommends the Planning Board approve the application with the following condition:

A formal agreement between the Planning board and the applicant shall be prepared and recorded at the Strafford County Registry of Deeds.

Motion: K.Schuman made the motion to approve with conditions. Seconded by T.Clark. Vote: U/A

- G.** Consideration and acceptance of a Conditional Use Permit per Section 170-27.1-F for Christopher Berg, (Owner: Graystone Builders Inc.), Assessor's Map M, Lot 105-2, zoned R-40, located at 321 Back Road. (Grading for construction of driveway and garage impacting 89 sq. ft. of 50-foot wetland buffer) (P14-17)

Christopher Berg, the applicant, stated he has a Purchase and Sales Agreement to buy the property and is requesting a Conditional Use Permit to grade away from the driveway into the wetland buffer and install a rain garden in lieu of the currently approved retaining wall at the edge of the driveway. He stated this will improve



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

safety around the driveway and garage area and provides better access to the back of the house. The wetland buffer and wetland area is essentially a field which is hayed twice a year. Installation of the rain garden will improve the function and value of the wetland buffer. He stated the Conservation Commission asked him to increase the size of the rain garden.

L.Skinner confirmed with the applicant that Graystone Builders owns the property at this time and he is representing himself as the future owner of this house with an agreement to purchase it. He also confirmed with the applicant that the owner has signed off on this application and was told that a representative from Berry Engineering was at the meeting representing Graystone Builders.

Motion: T.Clark made the motion to accept the application. Seconded by C.Plante. Vote: U/A

Public Hearing Opened. Nobody Spoke. Public Hearing Closed.

D.Ciotti confirmed with the applicant that he will use a 5:1 ratio for the grade.

STAFF RECOMMENDATION

C.Parker stated the Conservation Commission endorsed the application on 4/14/2014. The Planning Department recommends the Planning Board approve the application with the following conditions:

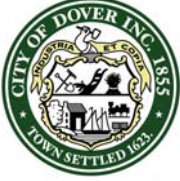
Conditions to Be Met Prior to the Issuance of the Conditional Use Permit:

The applicant shall revise the plan to extend the proposed rain garden another ten feet to the east along the driveway, for a total wetland buffer impact of 850 square feet.

Motion: T.Clark made the motion to approve with the staff recommendation. Seconded by F.Torr. Vote: U/A

5. STAFF COMMENTS

- C.Parker stated the Downtown Pedestrian/Vehicular Access and Streetscape Study from the 4/21/2014 Workshop is being rebroadcast on Channel 22 and streaming on the Video on Demand site. There are handouts from that meeting on the podium.
- He gave a presentation on the Municipal Budget on 4/16/2014 and it is also being rebroadcast on Channel 22 and streaming on the Video on Demand site. The proposed budget basically is similar to this year's budget. He stated he requested additional funding for a management analyst, which was not supported by the City Manager, as well as funding for Strafford Regional Planning, which also was not endorsed by the City Manager in the proposed budget to the Council. He stated they are keeping level funding on advertising, printing and binding, and postage. The budget is available on line.
- He thanked everyone for coming to the Land Use Meet and Greet Meeting on 4/8/14. He feels it is useful to have all the boards and commissions come together and hear what is going on with other groups.
- On Friday he is going to the American Planning Association National Conference in Atlanta. He will be spending most of Tuesday mentoring new planners who are within two years of graduate school, talking to them about how to get a job and what to expect as they move through the planning field.



CITY OF DOVER

DOVER PLANNING BOARD – MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers - 288 Central Avenue, Dover, NH 03820
Meeting Date: **Tuesday, April 22, 2014**
Meeting Time: **7:00 pm**

- In June he will be speaking at the New Hampshire Planners Association Meeting on street reconstruction and capital improvement projects in Dover.

6. COMMITTEE REPORTS

G.Green stated regular meetings are ongoing. The last regular meeting was on 4/10/14 and there was a special meeting on 4/17/14 for the Sign Committee where representatives from four sign companies were invited to speak on difficulties they have experienced working with the Sign Ordinance, and for insight into new technologies. He stated he is a little concerned about his promise to get it all done in May. He stated procedurally there has been a log jam and he is hoping that will break. There is a vacancy on the committee.

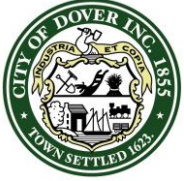
D.Ciotti explained the Dover Main Street representative stepped down and asked to have someone from her office to fill in for her, but he has to appoint someone. It will be two weeks before he appoints someone.

K.Schuman reported on the Parking Calculation Committee, stating there will be an organizational meeting next Thursday afternoon.

F.Torr complimented the Planning Director on the Meet and Greet Meeting and stated he thought it was well done. One interesting point that was brought up regarding Silver Street was a discussion about brick sidewalks which he thought would be a great idea.

7. ADJOURNMENT

Motion: K.Schuman made the motion to adjourn at 8:55 p.m. Seconded by F.Torr. Vote: U/A



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-19

Application Type: Extraction Permit
Applicant: Brox Industries
Owners: Stephen M. Brox Revocable Indenture of Trust
Location: Rochester Neck Rd/Tolend Rd (Assessor's Map C, Lots 12-A, 13, & 14)

INTENT: To obtain an extraction permit.

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 4-A

ACREAGE: 102.39 Acres

ZONING DISTRICT: Rural Residential District (R-40)

EXISTING LAND USE: Gravel pit

PROPOSED LAND USE: Gravel pit

SURROUNDING LAND USE: Gravel pit, single family residential

ZBA ACTION: None

PERMITS REQUIRED: Extraction permit

WAIVERS REQUESTED: None

ATTACHMENTS: Site plans, application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

Summary of Request and Background

The applicant has submitted excavation and reclamation plans and seeks approval for an extraction permit. Planning staff performed a site inspection on April 30, 2014. The application materials and the excavation/ reclamation plans are complete.

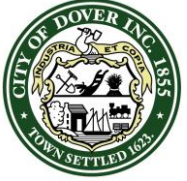
Consistency with Land Use Regulations

Article VIII of the Chapter 170 (Zoning Ordinance) of the City Code governs the excavation of earth materials in the City of Dover and requires that excavation activities require a permit. The submitted application and plans are consistent with the regulations set forth in Article VII.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the extraction permit request with the following condition:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-19

Application Type: Extraction Permit
Applicant: Brox Industries
Owners: Stephen M. Brox Revocable Indenture of Trust
Location: Rochester Neck Rd/Tolend Rd (Assessor's Map C, Lots 12-A, 13, & 14)

BELOW IS AN AERIAL VIEW OF THE SUBJECT PROPERTIES



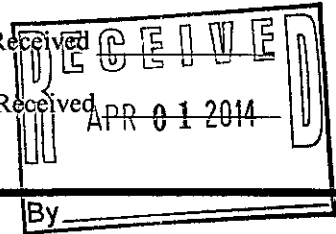
Account # 714-19

Application Fee Paid _____

Permit Fee _____

Date Received

Time Received



CITY OF DOVER, NEW HAMPSHIRE EXTRACTION PERMIT APPLICATION

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: _____ DATE: _____

(FOR APPLICANT TO FILL OUT)

1. GENERAL INFORMATION

Date: 03-27-2014 Project Number: 1-2014 Telephone #: 603-332-4262

Name of Applicant: BROX INDUSTRIES INC.

Address of Applicant: 1471 METHUEN ST. DRACUT, MASS.01826

Name of Property Owner: STEPHEN M. BROX REV INDENTURE OF TRUST

Address of Property Owner: SAME AS ABOVE

Address of Property Being Excavated: ROCHESTER NECK ROAD/TOLEND ROAD

Assessor's Map # C Lot #: 12-A, 13, 14

Acres of Land: 4.8, 10.8, +80 Zoning District: R-40

Depth of Excavation: ELEV. +50' Finished Elevation: 121+/-

Elevation of Highest Annual Average Groundwater Table: 115+/-

Projected Length of Excavation Project: COMPLETION OF REMOVAL OF ALL MATERIALS

2. PROFESSIONAL SIGNOFF

Name of Professional (Licensed in NH) ROBERT TARDIF

Check One: Engineer: XX Land Surveyor _____ Architect _____

Address: DUNBARTON, N.H.

License No. 10022 Telephone # 603-332-4262

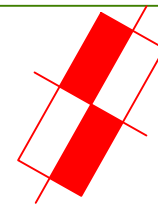
PLEASE RETURN THE FOLLOWING WITH YOUR APPLICATION TO THE PLANNING OFFICE:

1. List of abutters within 200 feet
2. 16 copies of sketch of the location with boundaries (one sent to Conservation Commission)
3. 16 copies of restoration plan (one sent to Conservation Commission)
4. Tax Collector's statement that all property taxes have been paid in full & that excavation taxes have been paid in full & that there are no unreleased tax liens encumbering said properties
5. Surety Bond or other form of performance guarantee
6. Copy of Notice of Intent to Excavate that is filed with Assessor's Office
7. **An annual report documenting compliance with the requirements of Zoning Section 170-28, Groundwater Protection. Pursuant to RSA 155-E:11, the requirements of this section may be waived if the applicant demonstrates that such exception shall be recorded in the Registry of Deeds, and one copy filed with the NH Department of Environmental Services**
8. Check made out to the City of Dover for fees listed below:
 - \$75.00 PERMIT FEE
 - \$50.00 APPLICATION FEE
 - \$80.00 Foster's ad
 - \$8.00 per abutter & applicant for certified mail notification
 - \$6.00 digital
 - \$243.00 total

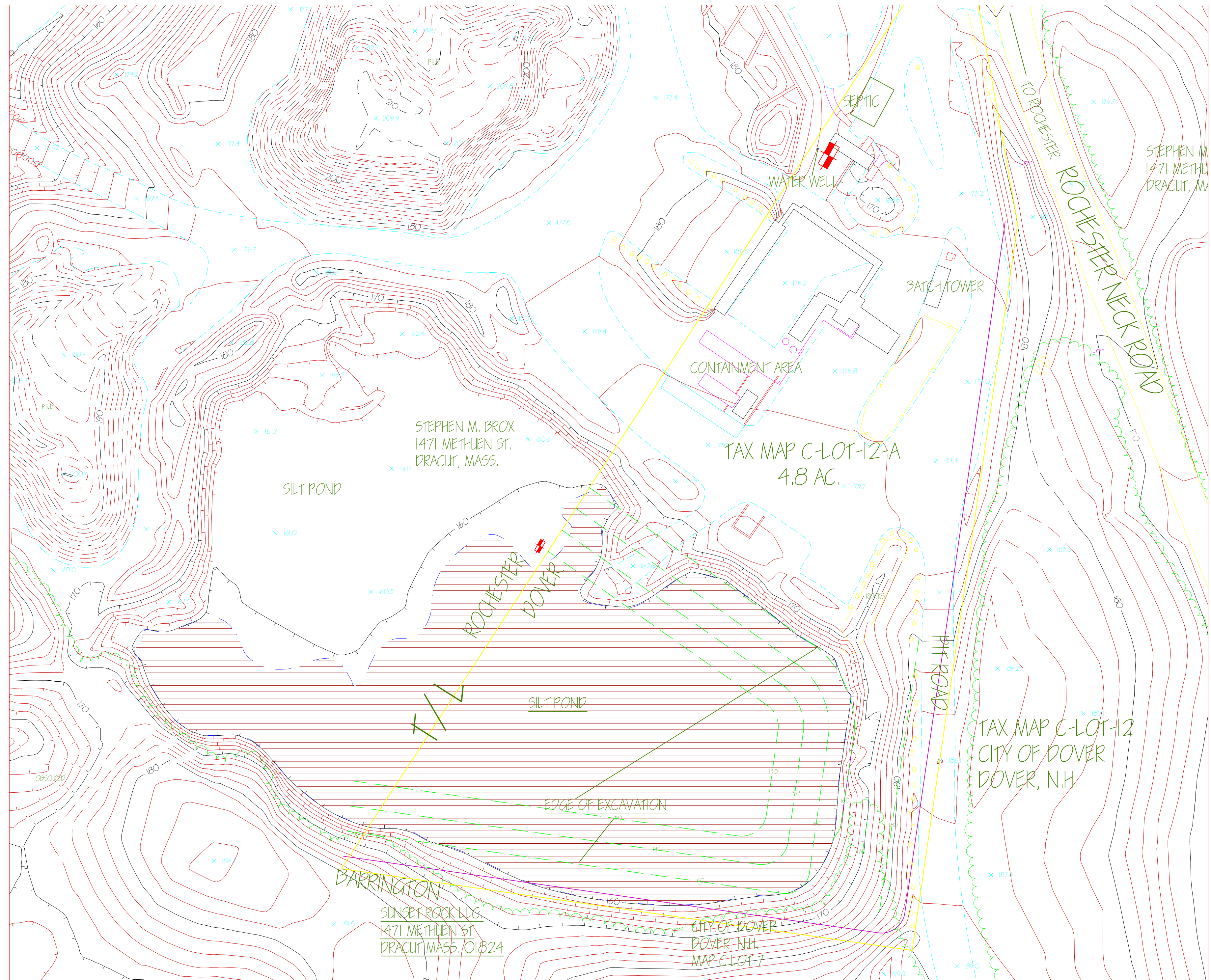
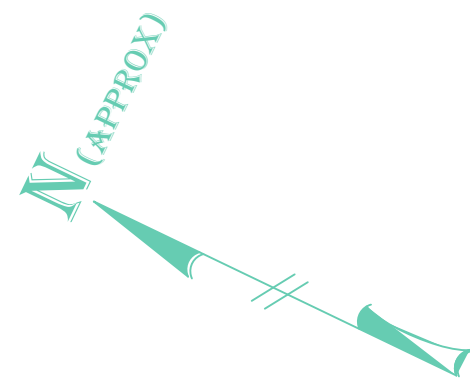
GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII. ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) SLOPES TO BE LEFT AT 2:1 MAXIMUM
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS PARCEL.
- 4) EXCAVATION AMOUNT FOR 2014: 10000 C.Y.±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE, NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THUS ONLY A 10' SETBACK TO THEIR PROPERTY LINES
- 11) LOT AND ABUTTERS IN DOVER ZONING ZONE-R-40
- 12) FINISH PIT FLOOR --+ 6' ABOVE WATER TABLE
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 72228 SF.(1.66 AC.)
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD.(PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

TEST PIT DATA



WATER WELL (GRAVEL PACK)
PIEZOMETER READING 2014 =ELEV. 115±
FINISH PIT ELEVATION =ELEV. 130±



SCALE: 1" = 50'

MAP # C LOT # 12-A



ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03046

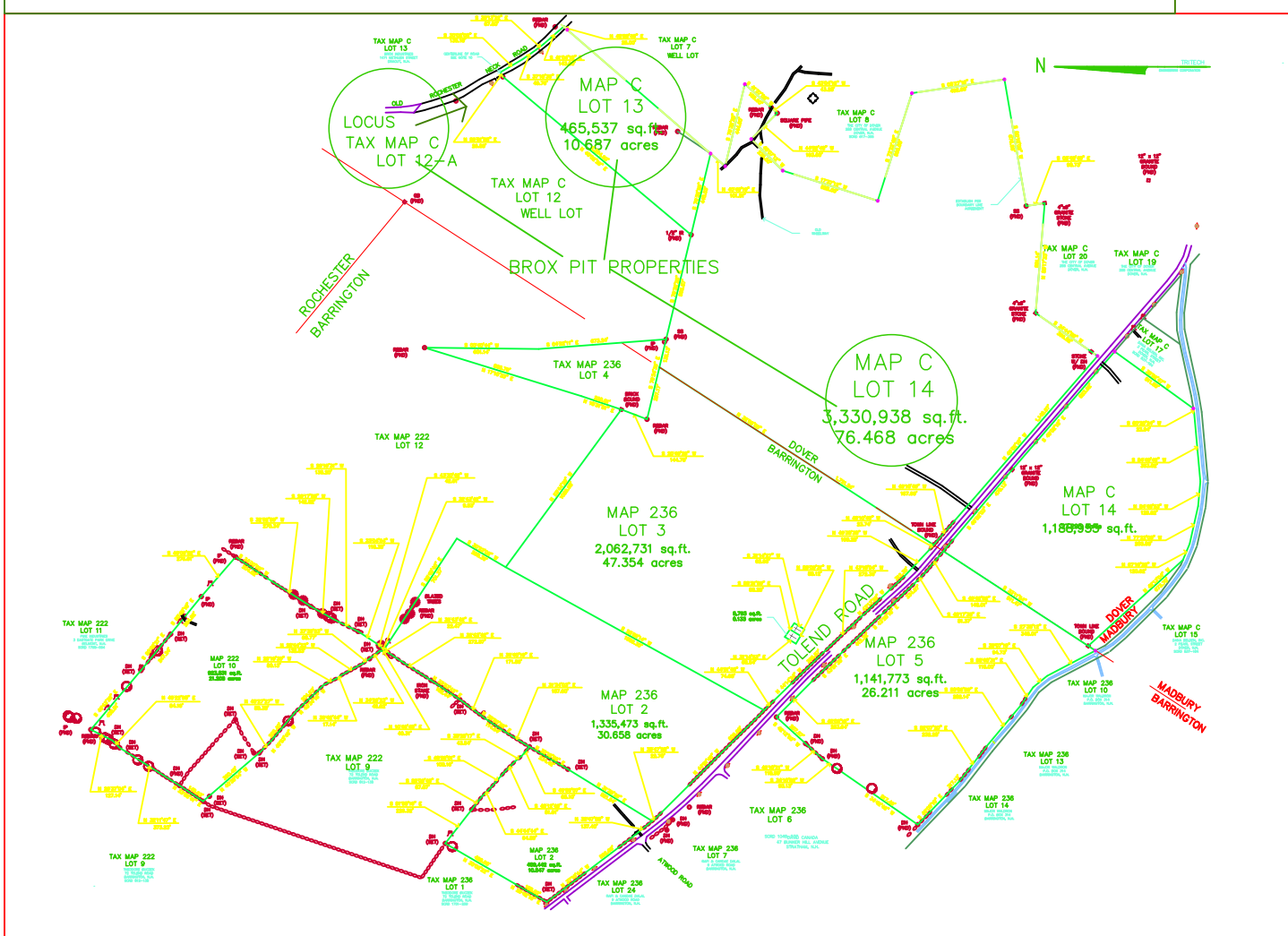
EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV. INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

DRAWN BY: D. CLIFF 03-20-14
CHKD BY: R. TARDIF 03-14

TOPOGRAPHY FROM 2005 FLYOVER AND PLAN. BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03-2014

SCALE AS NOTED



LOCATION MAP

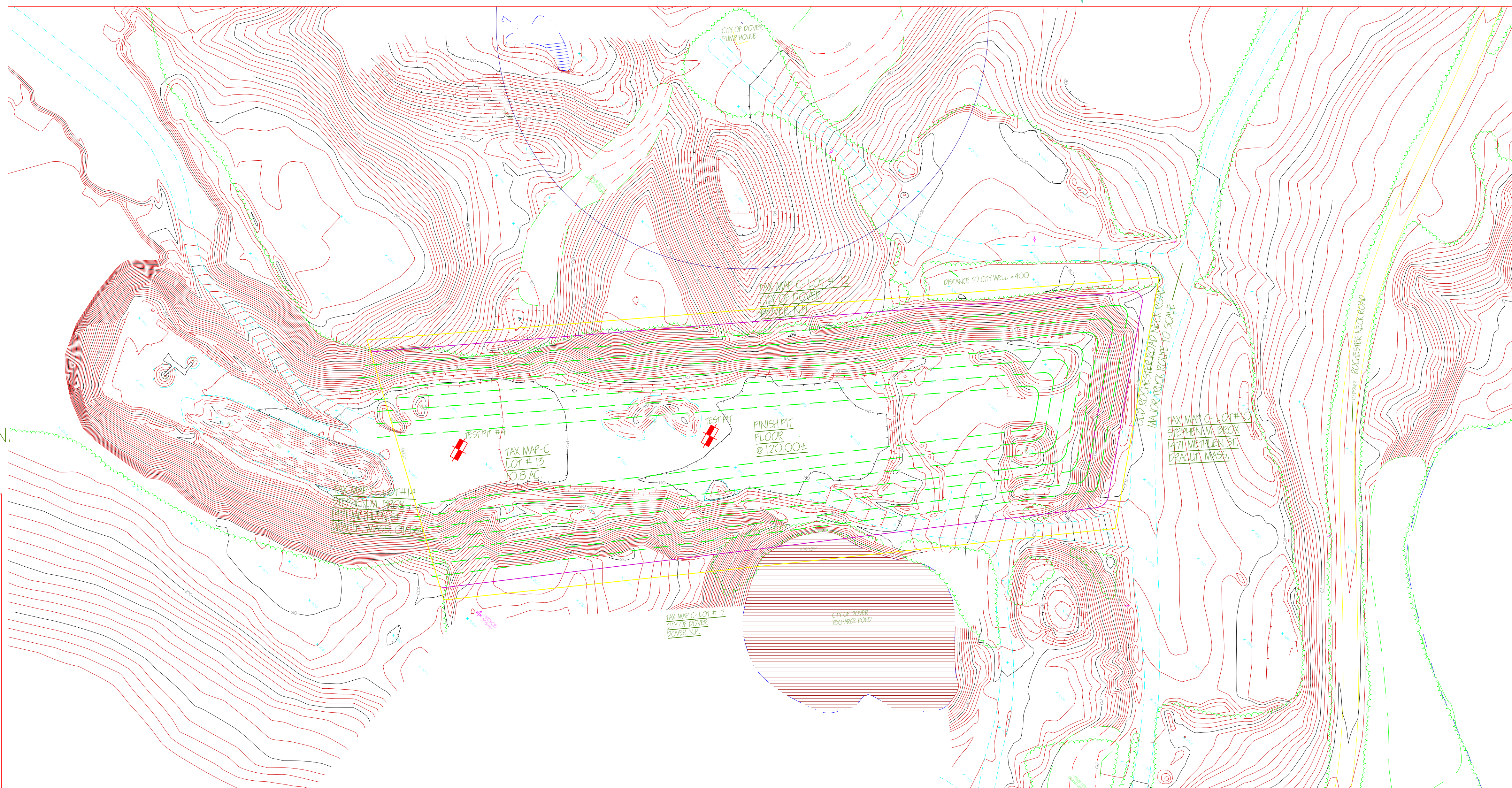
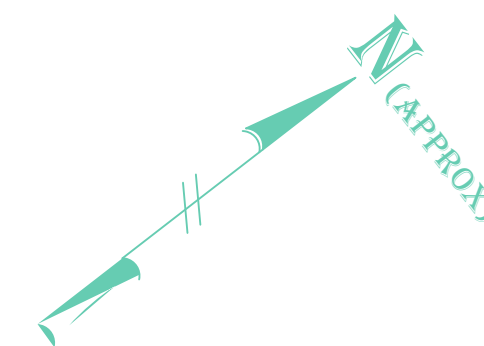


GENERAL NOTES

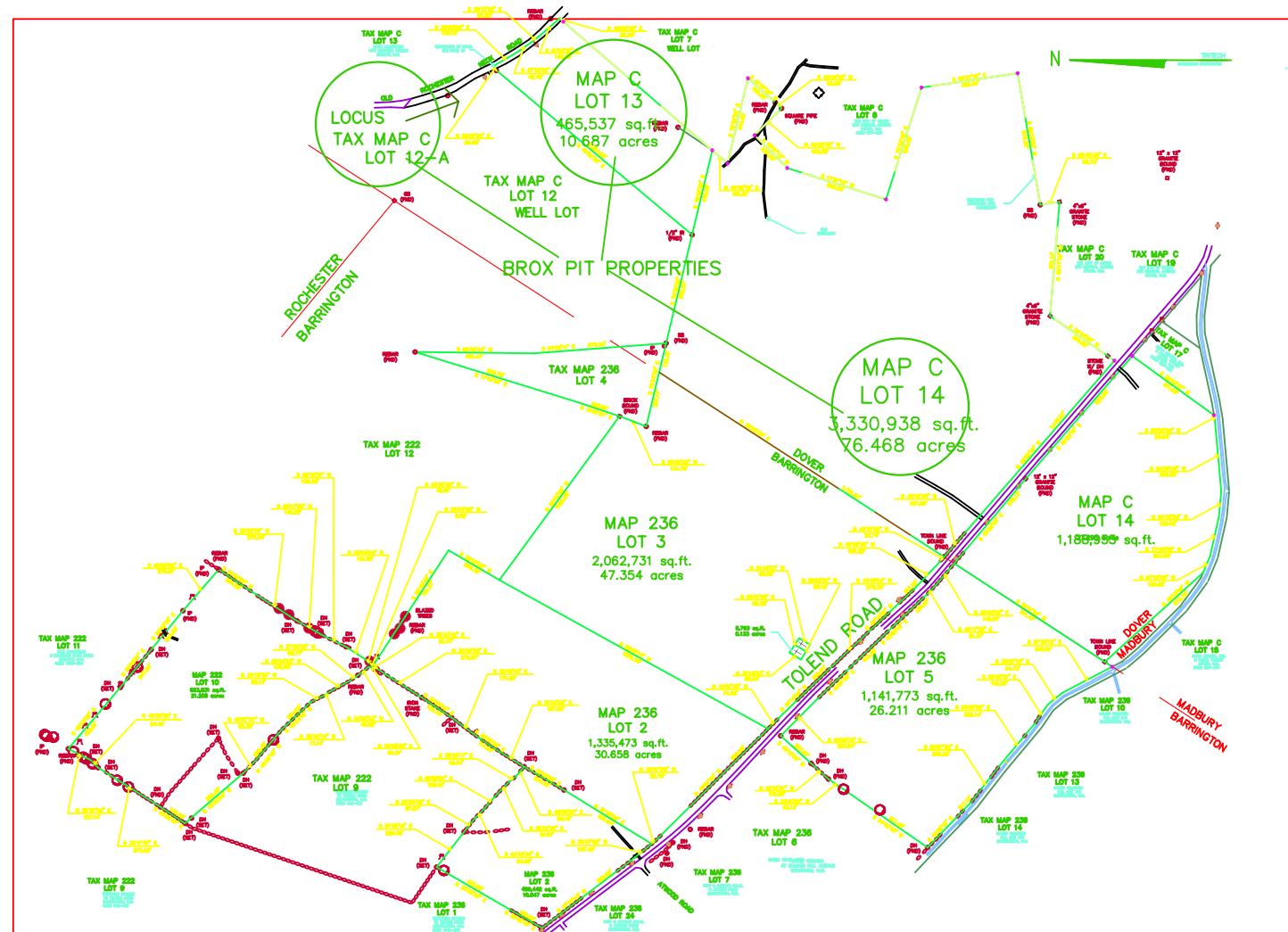
- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII.
ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) FINISH SLOPES TO BE GRADED TO 2:1 MAXIMUM.
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS PARCEL.
- 4) EXCAVATION AMOUNT FOR 2013: 3000 C.Y. ±
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M. BUT COULD VARY DUE TO JOB REQUIREMENTS.
- 6) PIT FLOOR GRADE AT ELEVATION 120 ± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THIS ONLY A 10' SETBACK TO THEIR PROPERTY LINES.
- 11) LOT AND ABUTTERS IN DOVER ZONING CODE ZONE R-40.
- 12) FINISH PIT FLOOR @ 5' ± ABOVE WATER TABLE.
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 392040 S.F. (9 AC.)
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD. (PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.

TEST PIT DATA

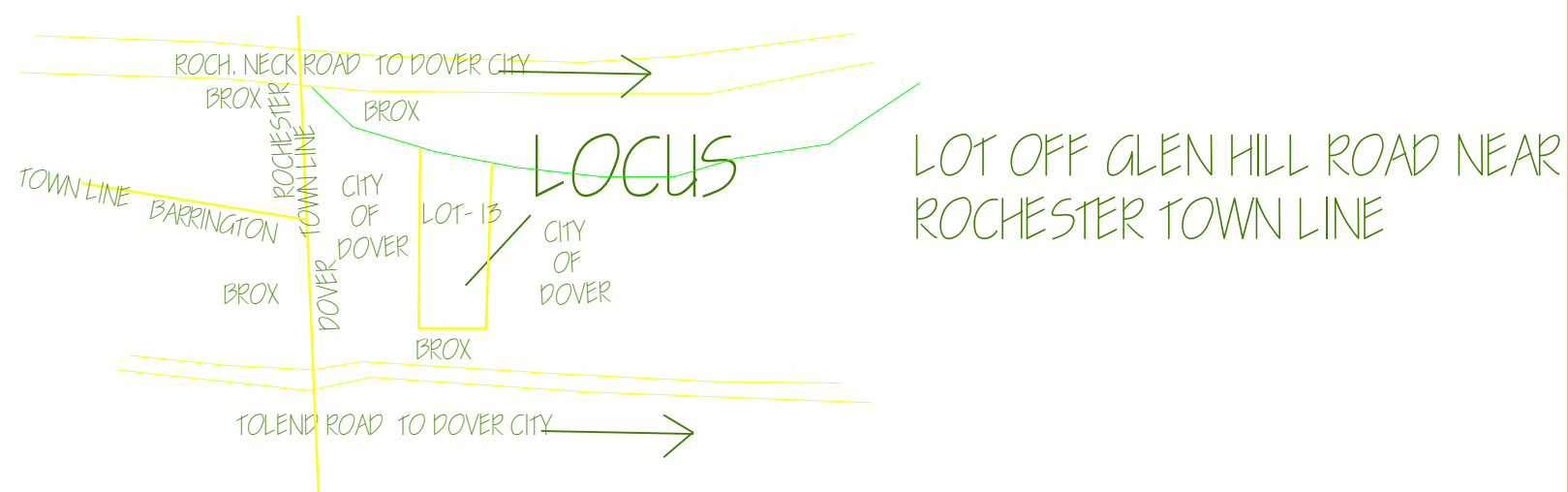
TEST PIT #4 (PITS ALL SIMILAR)
GROUND WATER ELEVATION AT PIT FLOOR = ELEV. 115 ±
FINISH FLOOR OF PIT = ELEV. = 120



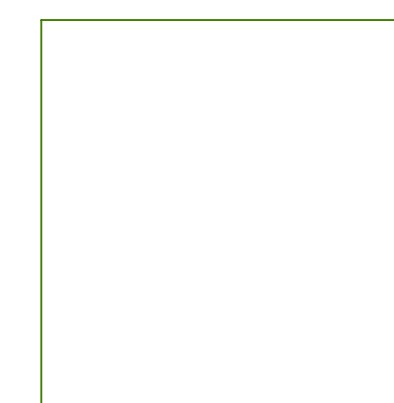
SCALE: 1" = 100'



LOCATION MAP



MAP # C LOT # 13



ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

EXCAVATION PLAN

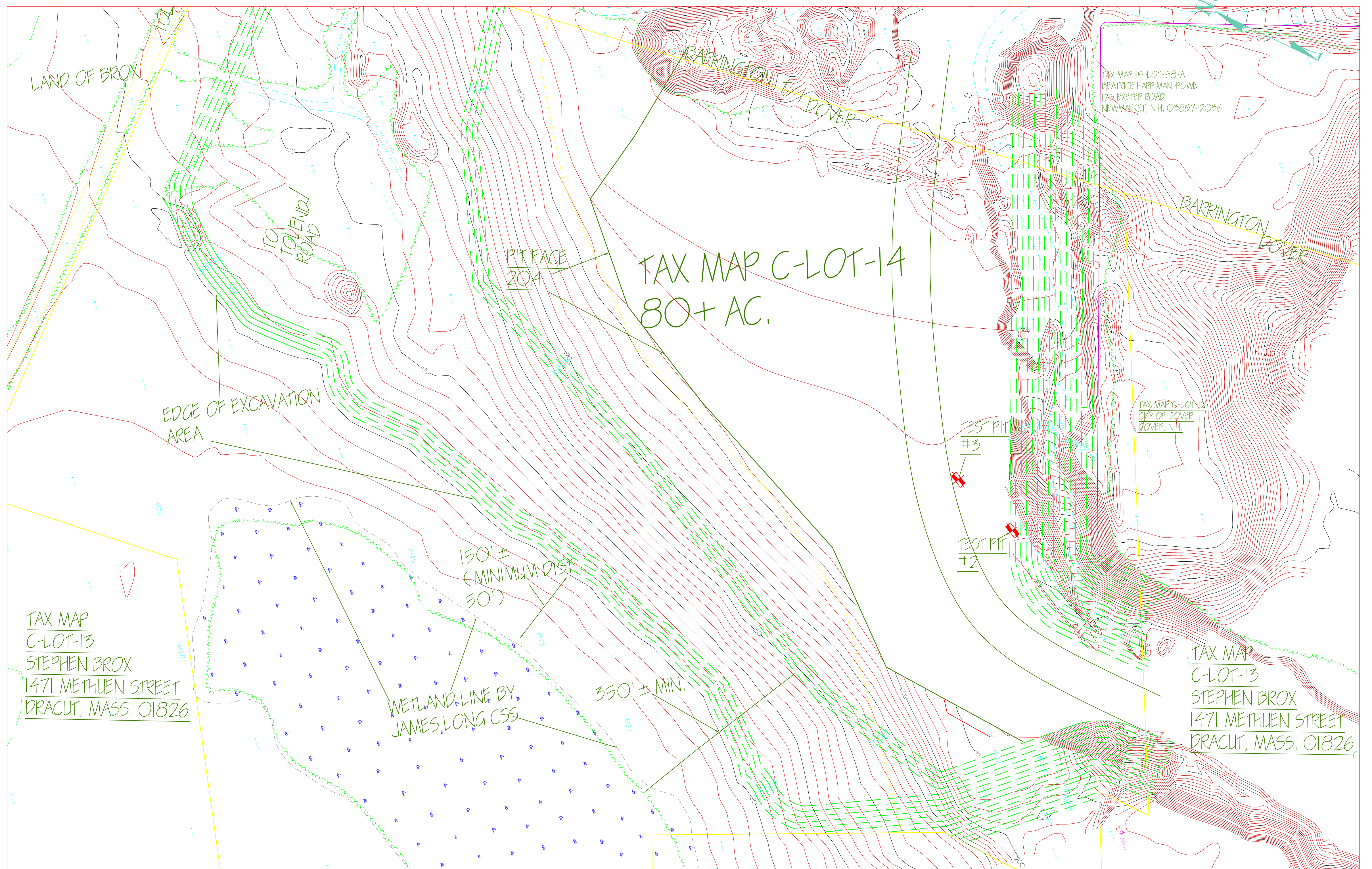
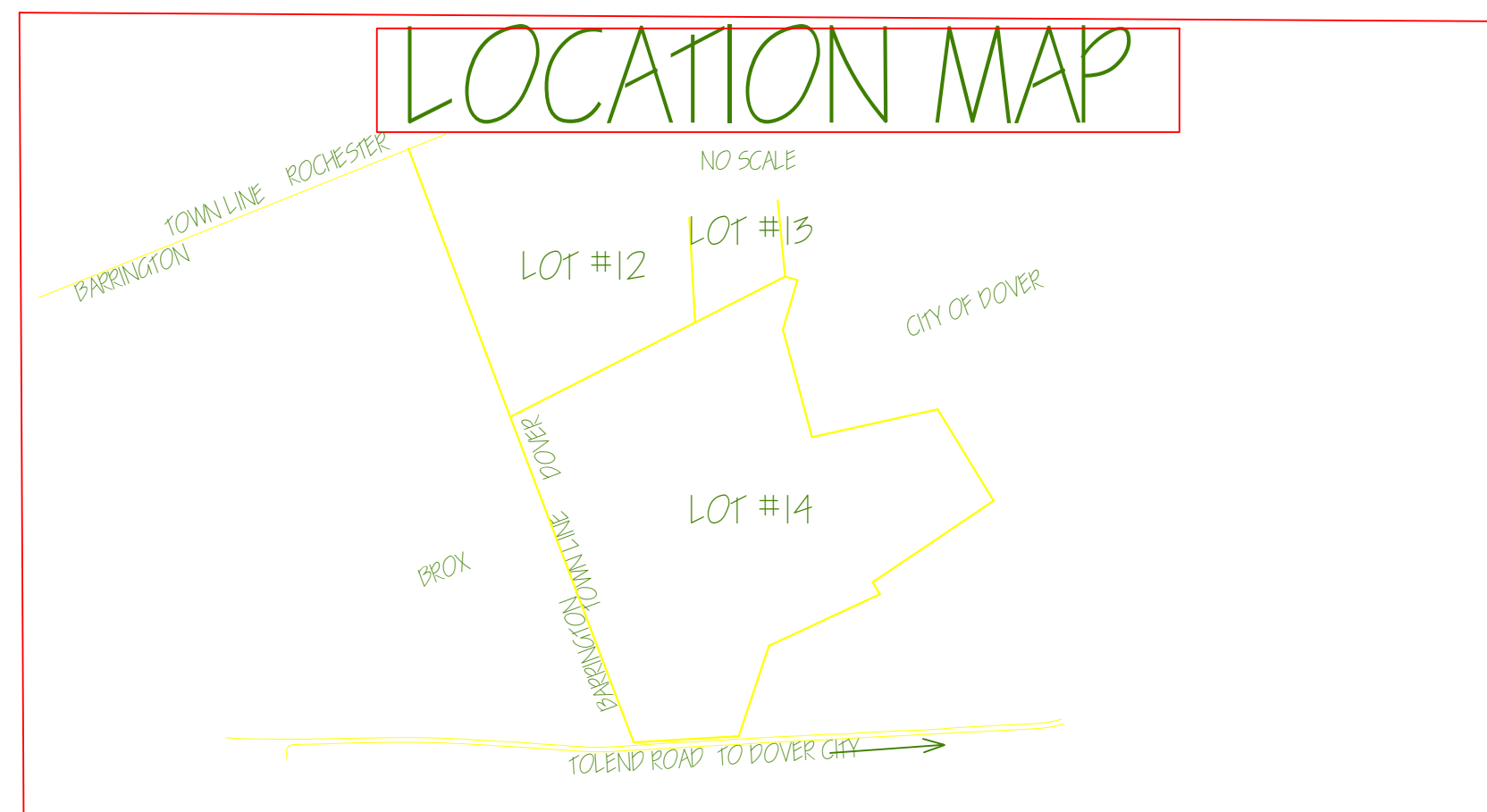
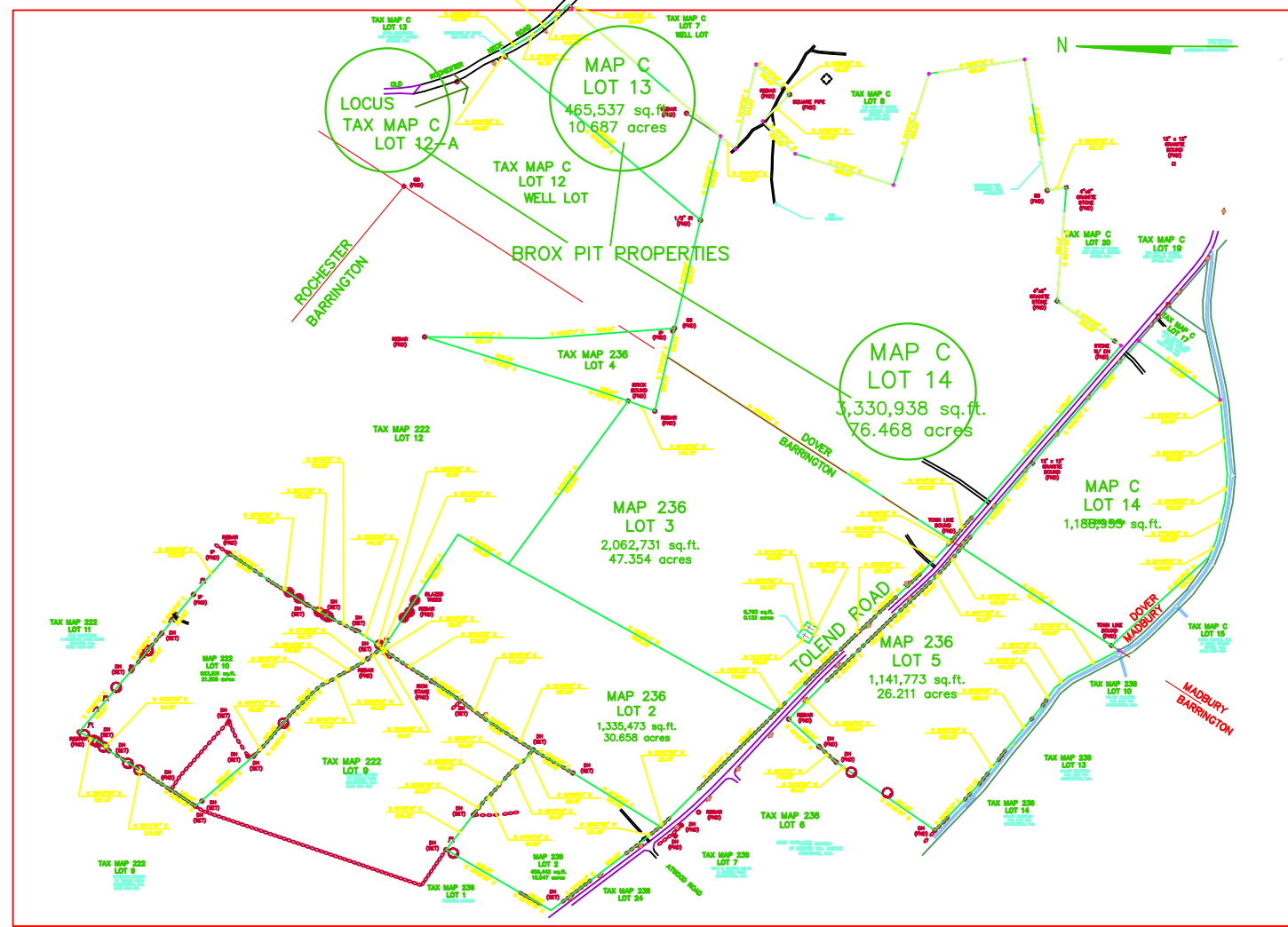
OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACUT, MASS. 01826

DRAWN BY: D. CLIFF 03-20-14
CHKD BY: R. TARDIF 03-14
TOPOGRAPHY FROM 2005 FLYOVER AND PLAN BY EASTERN TOPO
CURRENT CONTOURS UPDATED 03-2011

SCALE AS NOTED

GENERAL NOTES

- 1) ALL EXCAVATION TO BE IN ACCORDANCE WITH CITY OF DOVER ZONING CHAPTER 170; ARTICLE VIII., ALL REQUIRED STATE OF N.H. AND FEDERAL PERMITS IN PLACE AND CURRENT.
- 2) FINISHED SLOPES TO BE LEFT AT 2:1 MAXIMUM.
- 3) NO STORAGE OF HAZARDOUS WASTE OF ANY KIND ON THIS LAND.
- 4) EXCAVATION AMOUNT FOR 2014: 5000 C.Y.±.
- 5) HOURS OF OPERATION ARE GENERALLY 6:30 TO 6:00 P.M., BUT COULD VARY DUE TO JOB REQUIREMENTS.
- 6) PIT FLOOR GRADE AT ELEVATION 120± WHEN COMPLETELY EXCAVATED AND RECLAIMED.
- 7) SETBACKS FLAGGED FOR DOVER OFFICIALS.
- 8) ALL SURFACE WATER RUNOFF TO REMAIN ON BROX PARCELS, WITH NO DISCHARGES OFF SITE. NO STANDING WATER.
- 9) SLOPES THAT ARE RECLAIMED, THAT WILL HAVE NO FUTURE EXCAVATION, TO BE SEEDED TO ASSURE STABILIZATION.
- 10) ABUTTERS TO THIS PROPERTY RECOGNIZED AS APPROVING THIS ONLY A 10' SETBACK TO THEIR PROPERTY LINES.
- 11) LOT AND ABUTTERS IN DOVER ZONING ZONE-R-40.
- 12) FINISH PIT FLOOR @ 5'± ABOVE WATER TABLE.
- 13) ALL BUILDINGS AND SEPTICS WITHIN 200' OF BOUNDARIES SHOWN. ROW TO CITY OF DOVER ON PIT ROAD.
- 14) AREA OF EXCAVATION 1698840 S.F.
- 15) ALL TRAFFIC USES ROCHESTER NECK ROAD. (PAVED ENTRANCE)
- 16) RECLAMATION TO BE COMPLETED AT CESSATION OF EXCAVATION.
- 17) WETLANDS TO SOUTH OF PARCEL FLAGGED BY JAMES LONG CERTIFIED SOIL SCIENTIST/ WETLAND SCIENTIST



TAX MAP
C-LOT-13
STEPHEN BROX
1471 METHUEN STREET
DRACLUT, MASS. 01826

TAX MAP
C-LOT-13
STEPHEN BROX
1471 METHUEN STREET
DRACLUT, MASS. 01826

MAP # C LOT # 14

 TEST PIT DATA

TEST PIT #3 (ALL SIMILAR)
GROUND WATER ELEVATION AT PIT FLOOR = ELEV. 115±
FINISH FLOOR ELEV. @ 120±



ROBERT TARDIF, PE (# 10022)
46 CLIFFORD FARM ROAD
DUNBARTON, N.H. 03242

EXCAVATION PLAN

OWNER:
STEPHEN M. BROX REV INDENTURE OF TRUST
1471 METHUEN ST.
DRACLUT, MASS. 01826

DRAWN BY: D. CLIFF CHKC. BY R. TARDIF
03-28-14 03-14
CURRENT CONTOURS UPDATED 03-2014 PIT
FACE RELOCATED.
APPROX. PIT FACE 2014 DEPICTED

SCALE AS NOTED



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-20

Application Type: Extraction Permit
Applicant: Severino Trucking Co, Inc.
Owners: City of Dover
Location: Mast Road (Assessor's Map H, Lot 58)

INTENT: To obtain an extraction permit.

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 4-B

ACREAGE: 39 Acres

ZONING DISTRICT: Assembly and Office District (I-4)

EXISTING LAND USE: Gravel pit

PROPOSED LAND USE: Gravel pit

SURROUNDING LAND USE: Gravel pit, municipal, single family residential

ZBA ACTION: None

PERMITS REQUIRED: Extraction permit

WAIVERS REQUESTED: (1) Chapter 170-30.3.A(5), (2) Chapter 170-30.3.A(6), (3) Chapter 170-30.3.B(6)

ATTACHMENTS: Site plans, application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

Summary of Request and Background

The applicant has submitted excavation and reclamation plans and seeks approval for an extraction permit. Planning staff performed a site inspection on April 30, 2014. The application materials and the excavation/ reclamation plans are complete. The Applicant seeks the following waivers from the following plan requirements of the Zoning Ordinance, which staff supports:

Section 170-30.3.A) Excavation Plan

- 5) The location of existing BUILDINGS, STRUCTURES, septic systems and wells within 200 ft. of the boundary; and
- 6) Public streets, driveways, intersections, rights-of-way, and all easements within 200 ft.; road network to be affected; intended transportation routes to be used.

Section 170-30.3.B) Reclamation Plan

- 6) Schedule of final RECLAMATION activities including seeding mixtures, cover vegetation, fertilizer types, and application rates.

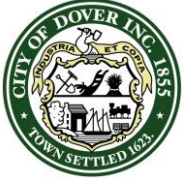
Consistency with Land Use Regulations

Article VIII of the Chapter 170 (Zoning Ordinance) of the City Code governs the excavation of earth materials in the City of Dover and requires that excavation activities require a permit. The submitted application and plans are consistent with the regulations set forth in Article VII.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. Hours of operation shall be restricted to 7:00 AM to 5:00 PM weekdays and 7:00 AM to 2:00 PM on Saturdays, with gates to the site opening no earlier than 6:30 AM.
2. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
3. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Department by June 12, 2014.
4. The approval includes the granting of the waivers requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 170-30.1 have been met.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-20

Application Type: Extraction Permit
Applicant: Severino Trucking Co, Inc.
Owners: City of Dover
Location: Mast Road (Assessor's Map H, Lot 58)

BELOW IS AN AERIAL VIEW OF THE SUBJECT PROPERTY



Account # <u>PI4-20</u>	Date Received
Application Fee Paid <u>\$50</u>	Time Received
Permit Fee <u>\$75</u>	APR 22 2014
<u>ok # 207581 \$263.-</u>	By <u>SB</u>

**CITY OF DOVER, NEW HAMPSHIRE
EXTRACTION PERMIT APPLICATION**

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: _____ DATE: _____

(FOR APPLICANT TO FILL OUT)

1. GENERAL INFORMATION

Date: 4-1-13 Project Number: 1061 Telephone #: 483-2133

Name of Applicant: Severino Trucking Co., Inc.

Address of Applicant: PO Box 202 Cardia NH 03034

Name of Property Owner: City of Dover

Address of Property Owner: 288 Central Avenue

Address of Property Being Excavated: Mast Road

Assessor's Map # H Lot #: 58

Acres of Land: 31.5 ± Zoning District: I-4

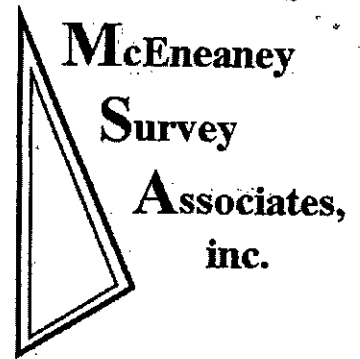
Depth of Excavation: 100' Finished Elevation: 100'

Elevation of Highest Annual Average Groundwater Table: 83'

Projected Length of Excavation Project: 3 ± years.

April 1, 2014

City of Dover - Planning Department
288 Central Avenue
Dover, NH 03820



Attn: Tim Corwin, Assistant City Planner

Re: EXTRACTION PERMIT APPLICATION
WAIVER REQUEST (SEVERINO TRUCKING)
Tax Map H / Lot 58 - Mast Road
Annual Excavation & Reclamation Plans

Tim,

Per City of Dover Zoning Regulations, Chapter 170-30.1 Waivers, we are seeking relief for the above referenced project from the following requirements:

Chapter 170-30.3A. Excavation Plan

(5) The location of existing buildings, structures, septic systems and wells within 200 feet of the boundary.

(6) Public streets, driveways, intersections, rights of way, and all easements within 200 feet; road network to be affected; intended transportation routes to be used.

Chapter 170-30.3.B Reclamation Plan

(6) Schedule of final reclamation activities, including seeding mixtures, cover vegetation, fertilizer types, and application rates.

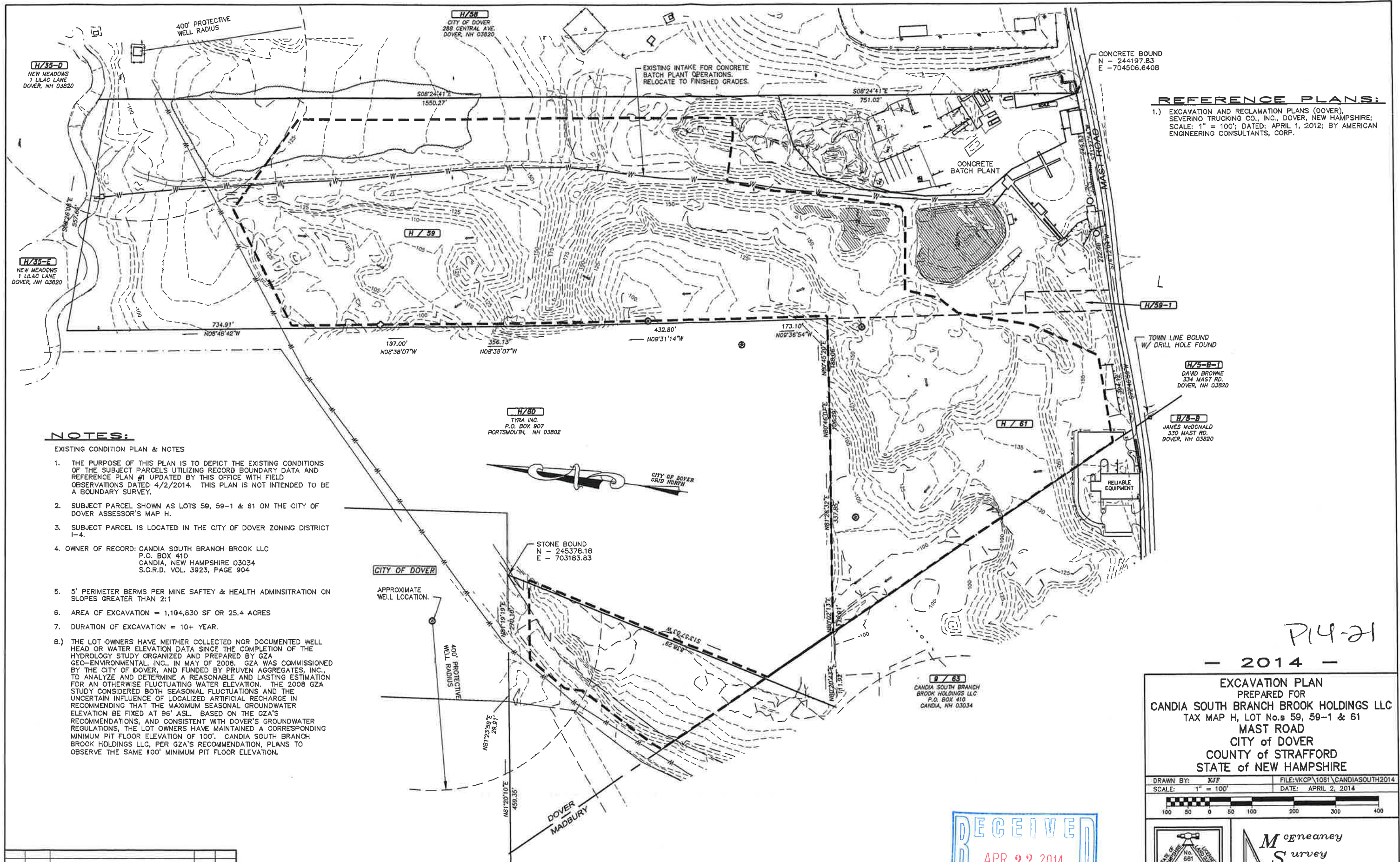
We appreciate your time and consideration of this request.

Sincerely,


Kevin McEneaney

ABUTTERS LIST
for
SEVERINO TRUCKING CO., INC.
April 1, 2014

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner & Address</u>
H (locus)H	56, 58	City of Dover 288 Central Avenue Dover, NH 03820
H	4	Heron Bay Partners, LLC 242 Central Avenue Dover, NH 03820
H	53	Paul Martel PO Box 2233 Dover, NH 03821
H	59	Candia South Branch Brook Holdings, LLC PO Box 410 Candia, NH 03034
H	35D	The New Meadows, Inc. Lilac Garden, LLC 21 Continental Blvd. Merrimack, NH 03054
H	41S, 41T	MSM Brothers, Inc. 510 Martha's Way Dover, NH 03820
Applicant		Severino Trucking Co., Inc. PO Box 202 Candia, NH 03034
Surveyor		McEneaney Survey Associates, Inc. 24 Chestnut Street Dover, NH 03820



REFERENCE PLANS:
 1.) EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

NOTES:

- EXISTING CONDITION PLAN & NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCELS UTILIZING RECORD BOUNDARY DATA AND REFERENCE PLAN #1 UPDATED BY THIS OFFICE WITH FIELD OBSERVATIONS DATED 4/2/2014. THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY.
 2. SUBJECT PARCEL SHOWN AS LOTS 59, 59-1 & 61 ON THE CITY OF DOVER ASSESSOR'S MAP H.
 3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT I-4.
 4. OWNER OF RECORD: CANDIA SOUTH BRANCH BROOK LLC
 P.O. BOX 410
 CANDIA, NEW HAMPSHIRE 03034
 S.C.R.D. VOL. 3923, PAGE 904
 5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
 6. AREA OF EXCAVATION = 1,104,830 SF OR 25.4 ACRES
 7. DURATION OF EXCAVATION = 10+ YEAR.
 - 8.) THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND ASSISTANT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. CANDIA SOUTH BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.

P14-21

- 2014 -

EXCAVATION PLAN
 PREPARED FOR
 CANDIA SOUTH BRANCH BROOK HOLDINGS LLC
 TAX MAP H, LOT No.s 59, 59-1 & 61
 MAST ROAD
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DRAWN BY: KJF FILE:VKCP\1061\CANDIASOUTH2014
 SCALE: 1" = 100' DATE: APRIL 2, 2014



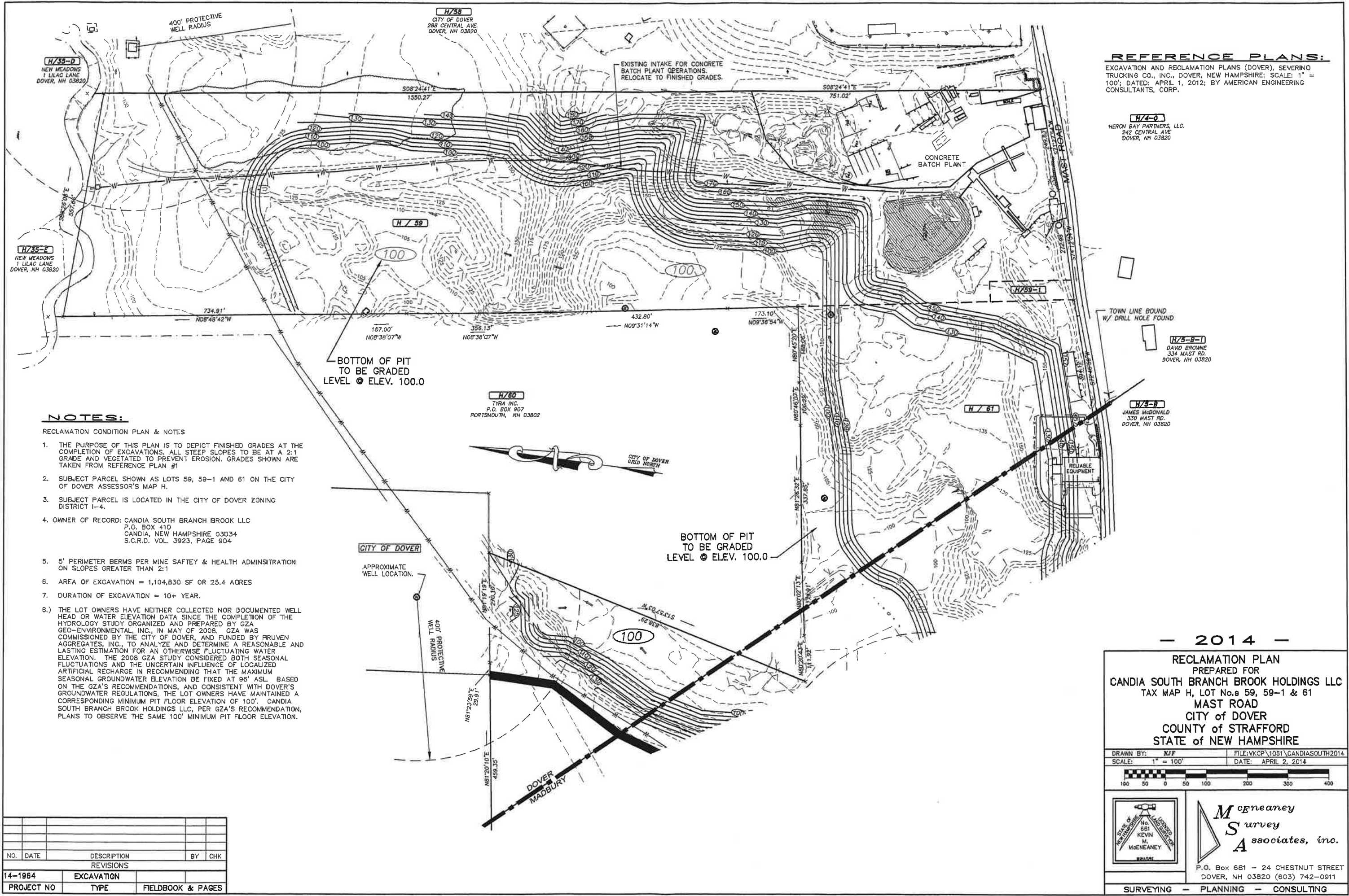
McEaney
 Survey
 Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



NO.	DATE	DESCRIPTION	BY	CHK
14-1964		EXCAVATION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



REFERENCE PLANS:
 EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

H/4-0
 HERON BAY PARTNERS, LLC.
 242 CENTRAL AVE
 DOVER, NH 03820

H/5-B-1
 DAVID BROWNE
 334 MAST RD.
 DOVER, NH 03820

H/5-B
 JAMES McDONALD
 330 MAST RD.
 DOVER, NH 03820

H/58
 CITY OF DOVER
 288 CENTRAL AVE
 DOVER, NH 03820

H/60
 TYRA INC.
 P.O. BOX 907
 PORTSMOUTH, NH 03802

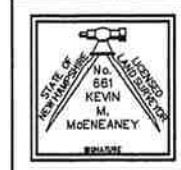
NOTES:

- RECLAMATION CONDITION PLAN & NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT FINISHED GRADES AT THE COMPLETION OF EXCAVATIONS. ALL STEEP SLOPES TO BE AT A 2:1 GRADE AND VEGETATED TO PREVENT EROSION. GRADES SHOWN ARE TAKEN FROM REFERENCE PLAN #1
 2. SUBJECT PARCEL SHOWN AS LOTS 59, 59-1 AND 61 ON THE CITY OF DOVER ASSESSOR'S MAP H.
 3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT I-4.
 4. OWNER OF RECORD: CANDIA SOUTH BRANCH BROOK LLC
 P.O. BOX 410
 CANDIA, NEW HAMPSHIRE 03034
 S.C.R.D. VOL. 3923, PAGE 904
 5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
 6. AREA OF EXCAVATION = 1,104,830 SF OR 25.4 ACRES
 7. DURATION OF EXCAVATION = 10+ YEAR.
 8. THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND CONSISTENT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. CANDIA SOUTH BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.

— 2014 —

RECLAMATION PLAN
 PREPARED FOR
 CANDIA SOUTH BRANCH BROOK HOLDINGS LLC
 TAX MAP H, LOT No.s 59, 59-1 & 61
 MAST ROAD
 CITY OF DOVER
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

DRAWN BY: *KJF* FILE: \KCP\1081\CANDIASOUTH2014
 SCALE: 1" = 100' DATE: APRIL 2, 2014



McEaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
14-1964		EXCAVATION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-21

Application Type: Extraction Permit
Applicant: Severino Trucking Co, Inc.
Owners: Candia South Branch Brook Holdings, LLC
Location: Mast Road (Assessor's Map H, Lots 59, 59-1 & 61)

INTENT: To obtain an extraction permit.

LOTS/UNITS PROPOSED: n/a

AGENDA ITEM #: 4-C

ACREAGE: 25.58 Acres

ZONING DISTRICT: Assembly and Office District (I-4)

EXISTING LAND USE: Gravel pit

PROPOSED LAND USE: Gravel pit

SURROUNDING LAND USE: Gravel pit, municipal, single family residential

ZBA ACTION: None

PERMITS REQUIRED: Extraction permit

WAIVERS REQUESTED: (1) Chapter 170-30.3.A(5), (2) Chapter 170-30.3.A(6), (3) Chapter 170-30.3.B(6)

ATTACHMENTS: Site plans, application

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

Summary of Request and Background

The applicant has submitted excavation and reclamation plans and seeks approval for an extraction permit. Planning staff performed a site inspection on April 30, 2014. The application materials and the excavation/ reclamation plans are complete. The Applicant seeks the following waivers from the following plan requirements of the Zoning Ordinance, which staff supports:

Section 170-30.3.A) Excavation Plan

- 5) The location of existing BUILDINGS, STRUCTURES, septic systems and wells within 200 ft. of the boundary; and
- 6) Public streets, driveways, intersections, rights-of-way, and all easements within 200 ft.; road network to be affected; intended transportation routes to be used.

Section 170-30.3.B) Reclamation Plan

- 6) Schedule of final RECLAMATION activities including seeding mixtures, cover vegetation, fertilizer types, and application rates.

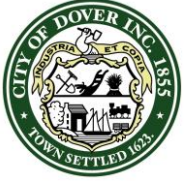
Consistency with Land Use Regulations

Article VIII of the Chapter 170 (Zoning Ordinance) of the City Code governs the excavation of earth materials in the City of Dover and requires that excavation activities require a permit. The submitted application and plans are consistent with the regulations set forth in Article VII.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the extraction permit request with the following conditions:

1. The property shall not be used for the storage or introduction of any foreign materials unless the pit operator has sought and received advance written permission from the City's Environmental Projects Manager (Mr. Dean Peschel).
2. Continue regular access roadway water wash-downs, to include updating and submitting the schedule of same to the Planning Department by June 12, 2014.
3. The approval includes the granting of the waivers requested for the reasons stated by the applicant. The Board finds that the criteria of Chapter 170-30.1 have been met.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-21

Application Type: Extraction Permit
Applicant: Severino Trucking Co, Inc.
Owners: Candia South Branch Brook Holdings, LLC
Location: Mast Road (Assessor's Map H, Lots 59, 59-1 & 61)

BELOW IS AN AERIAL VIEW OF THE SUBJECT PROPERTY



Submitted 4/3/14

Account # <u>P14-21</u>	Date Received _____
Application Fee Paid _____	Permit Fee _____
	Time Received _____

**CITY OF DOVER, NEW HAMPSHIRE
EXTRACTION PERMIT APPLICATION**

Application is hereby made for an extraction permit pursuant to the procedures set forth in the City of Dover's Zoning Ordinance.

(FOR OFFICE USE ONLY)

This application is hereby approved (disapproved) and permission is hereby granted (refused) to the applicant. This approval is good for one year from the date specified. Once approved by the Planning Board, a permit fee of \$75.00 shall be paid prior to the permit taking effect.

SUBJECT TO THE FOLLOWING CONDITIONS:

APPROVED BY: _____ DATE: _____

(FOR APPLICANT TO FILL OUT)

1. GENERAL INFORMATION

Date: 4-1-14 Project Number: 19164 Telephone #: 483-2133

Name of Applicant: Severino Trucking Co., Inc.

Address of Applicant: PO Box 202 Cardia, NH 03034

Name of Property Owner: Cardia South Branch Brook Holdings, LLC

Address of Property Owner: PO Box 410 Cardia, NH 03034

Address of Property Being Excavated: 149 Mast Road

Assessor's Map # H Lot #: 59, 61

Acres of Land: 25.4± Zoning District: I-4

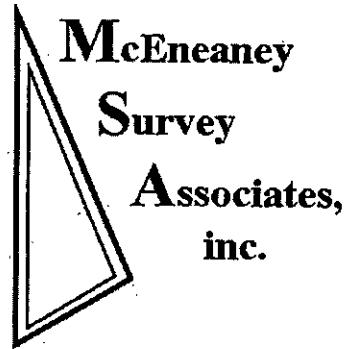
Depth of Excavation: 100' Finished Elevation: 100'

Elevation of Highest Annual Average Groundwater Table: 96'

Projected Length of Excavation Project: 10± YEARS

April 1, 2014

City of Dover - Planning Department
288 Central Avenue
Dover, NH 03820



Attn: Tim Corwin, Assistant City Planner

Re: EXTRACTION PERMIT APPLICATION
WAIVER REQUEST (SEVERINO TRUCKING)
Tax Map H / Lot 59 & 61 - Mast Road
Annual Excavation & Reclamation Plans

Tim,

Per City of Dover Zoning Regulations, Chapter 170-30.1 Waivers, we are seeking relief for the above referenced project from the following requirements:

Chapter 170-30.3A. Excavation Plan

(5) The location of existing buildings, structures, septic systems and wells within 200 feet of the boundary.

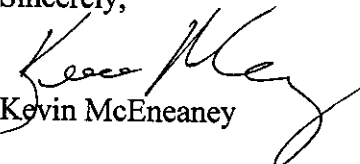
(6) Public streets, driveways, intersections, rights of way, and all easements within 200 feet; road network to be affected; intended transportation routes to be used.

Chapter 170-30.3.B Reclamation Plan

(6) Schedule of final reclamation activities, including seeding mixtures, cover vegetation, fertilizer types, and application rates.

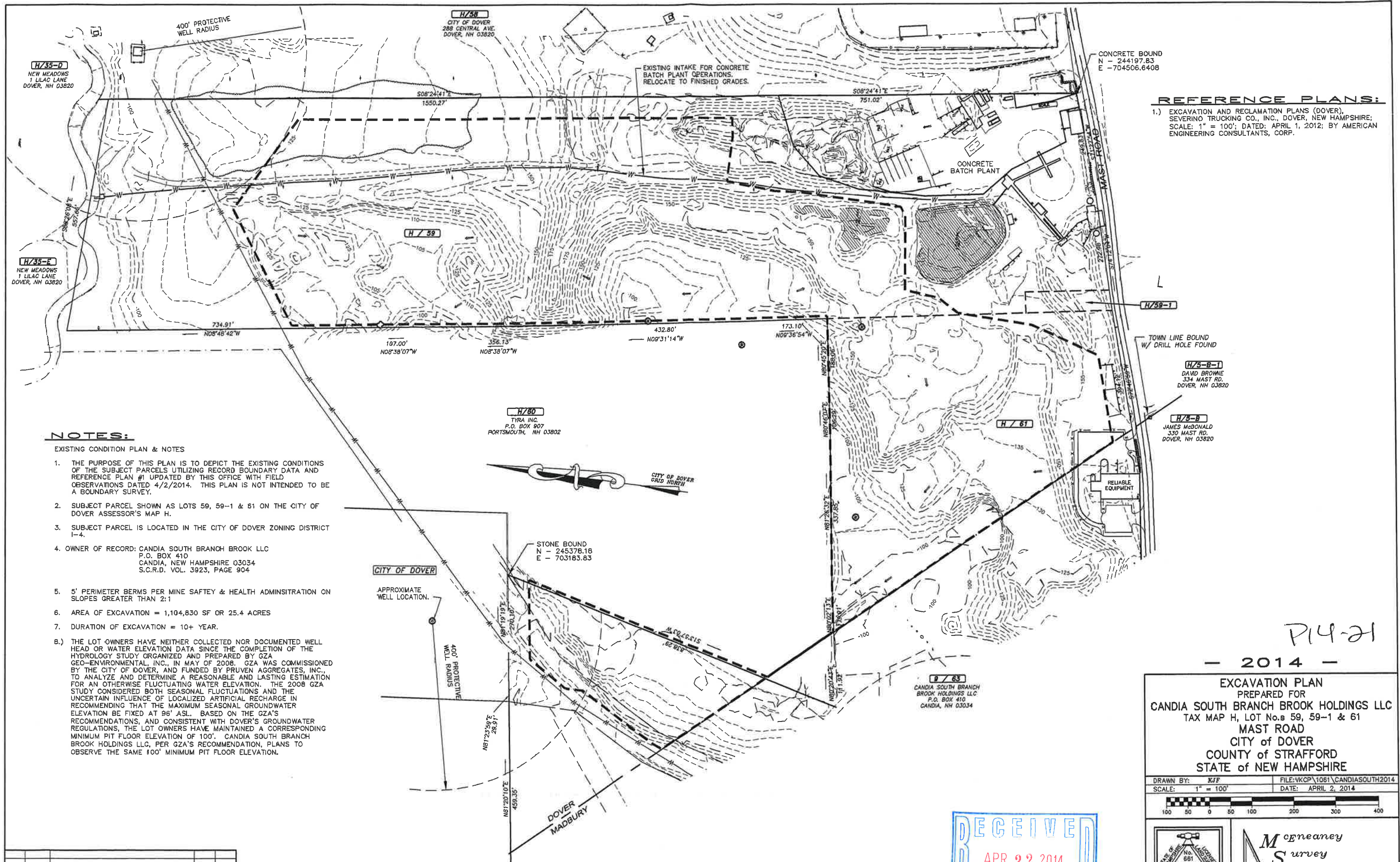
We appreciate your time and consideration of this request.

Sincerely,


Kevin McEneaney

ABUTTERS LIST
 for
SEVERINO TRUCKING CO., INC.
 April 1, 2014

<u>Tax Map</u>	<u>Lot No.</u>	<u>Owner & Address</u>
H	4	Heron Bay Partners, LLC 242 Central Avenue Dover, NH 03820
H	5B	Agnes Taranto 551 Club House Court, Unit 6 Union, NJ 07083
H	5B-1	David & Pamela Browne 324 Mast Road Dover, NH 03820
H	58	City of Dover 288 Central Avenue Dover, NH 03820
(locus)H	59, 59-1 61	Candia South Branch Brook Holdings, LLC PO Box 410 Candia, NH 03034
H	60-1	Tyra, Inc. P.O. Box 907 Portsmouth, NH 03802
H	35D	The New Meadows, Inc. Lilac Garden, LLC 21 Continental Blvd. Merrimack, NH 03054
H	35E	The New Meadows, Inc. 1 Lilac Lane Dover, NH 03820
Applicant		Severino Trucking Co., Inc. PO Box 202 Candia, NH 03034
Surveyor		McEneaney Survey Associates, Inc. 24 Chestnut Street Dover, NH 03820



REFERENCE PLANS:
 1.) EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

NOTES:

- EXISTING CONDITION PLAN & NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING CONDITIONS OF THE SUBJECT PARCELS UTILIZING RECORD BOUNDARY DATA AND REFERENCE PLAN #1 UPDATED BY THIS OFFICE WITH FIELD OBSERVATIONS DATED 4/2/2014. THIS PLAN IS NOT INTENDED TO BE A BOUNDARY SURVEY.
 2. SUBJECT PARCEL SHOWN AS LOTS 59, 59-1 & 61 ON THE CITY OF DOVER ASSESSOR'S MAP H.
 3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT I-4.
 4. OWNER OF RECORD: CANDIA SOUTH BRANCH BROOK LLC
 P.O. BOX 410
 CANDIA, NEW HAMPSHIRE 03034
 S.C.R.D. VOL. 3923, PAGE 904
 5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
 6. AREA OF EXCAVATION = 1,104,830 SF OR 25.4 ACRES
 7. DURATION OF EXCAVATION = 10+ YEAR.
 - 8.) THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND ASSISTANT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. CANDIA SOUTH BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.

P14-21

- 2014 -

EXCAVATION PLAN
 PREPARED FOR
 CANDIA SOUTH BRANCH BROOK HOLDINGS LLC
 TAX MAP H, LOT No.s 59, 59-1 & 61
 MAST ROAD
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DRAWN BY: KJF FILE:VKCP\1061\CANDIASOUTH2014
 SCALE: 1" = 100' DATE: APRIL 2, 2014



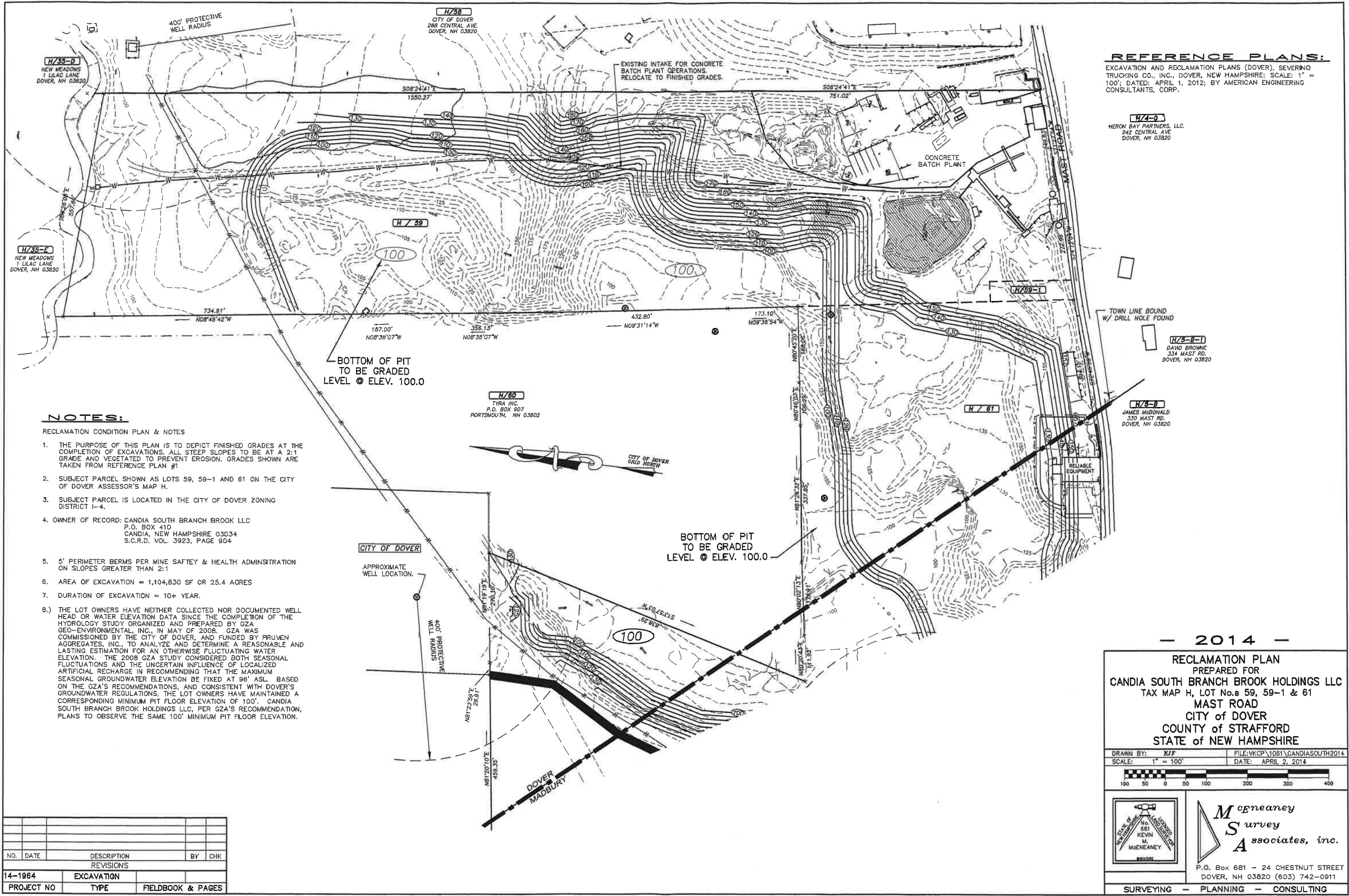
McEaney
 Survey
 Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING



NO.	DATE	DESCRIPTION	BY	CHK
14-1964		EXCAVATION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



REFERENCE PLANS:
 EXCAVATION AND RECLAMATION PLANS (DOVER), SEVERINO TRUCKING CO., INC., DOVER, NEW HAMPSHIRE; SCALE: 1" = 100'; DATED: APRIL 1, 2012; BY AMERICAN ENGINEERING CONSULTANTS, CORP.

H/4-0
 HERON BAY PARTNERS, LLC.
 242 CENTRAL AVE
 DOVER, NH 03820

H/5-B-1
 DAVID BROWNE
 334 MAST RD.
 DOVER, NH 03820

H/5-B
 JAMES McDONALD
 330 MAST RD.
 DOVER, NH 03820

H/58
 CITY OF DOVER
 288 CENTRAL AVE
 DOVER, NH 03820

H/60
 TYRA INC.
 P.O. BOX 907
 PORTSMOUTH, NH 03802

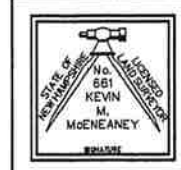
NOTES:

- RECLAMATION CONDITION PLAN & NOTES
1. THE PURPOSE OF THIS PLAN IS TO DEPICT FINISHED GRADES AT THE COMPLETION OF EXCAVATIONS. ALL STEEP SLOPES TO BE AT A 2:1 GRADE AND VEGETATED TO PREVENT EROSION. GRADES SHOWN ARE TAKEN FROM REFERENCE PLAN #1
 2. SUBJECT PARCEL SHOWN AS LOTS 59, 59-1 AND 61 ON THE CITY OF DOVER ASSESSOR'S MAP H.
 3. SUBJECT PARCEL IS LOCATED IN THE CITY OF DOVER ZONING DISTRICT I-4.
 4. OWNER OF RECORD: CANDIA SOUTH BRANCH BROOK LLC
 P.O. BOX 410
 CANDIA, NEW HAMPSHIRE 03034
 S.C.R.D. VOL. 3923, PAGE 904
 5. 5' PERIMETER BERMS PER MINE SAFETY & HEALTH ADMINISTRATION ON SLOPES GREATER THAN 2:1
 6. AREA OF EXCAVATION = 1,104,830 SF OR 25.4 ACRES
 7. DURATION OF EXCAVATION = 10+ YEAR.
 8. THE LOT OWNERS HAVE NEITHER COLLECTED NOR DOCUMENTED WELL HEAD OR WATER ELEVATION DATA SINCE THE COMPLETION OF THE HYDROLOGY STUDY ORGANIZED AND PREPARED BY GZA GEO-ENVIRONMENTAL, INC., IN MAY OF 2008. GZA WAS COMMISSIONED BY THE CITY OF DOVER, AND FUNDED BY PRUVEN AGGREGATES, INC., TO ANALYZE AND DETERMINE A REASONABLE AND LASTING ESTIMATION FOR AN OTHERWISE FLUCTUATING WATER ELEVATION. THE 2008 GZA STUDY CONSIDERED BOTH SEASONAL FLUCTUATIONS AND THE UNCERTAIN INFLUENCE OF LOCALIZED ARTIFICIAL RECHARGE IN RECOMMENDING THAT THE MAXIMUM SEASONAL GROUNDWATER ELEVATION BE FIXED AT 96' ASL. BASED ON THE GZA'S RECOMMENDATIONS, AND CONSISTENT WITH DOVER'S GROUNDWATER REGULATIONS, THE LOT OWNERS HAVE MAINTAINED A CORRESPONDING MINIMUM PIT FLOOR ELEVATION OF 100'. CANDIA SOUTH BRANCH BROOK HOLDINGS LLC, PER GZA'S RECOMMENDATION, PLANS TO OBSERVE THE SAME 100' MINIMUM PIT FLOOR ELEVATION.

— 2014 —

RECLAMATION PLAN
 PREPARED FOR
 CANDIA SOUTH BRANCH BROOK HOLDINGS LLC
 TAX MAP H, LOT No.s 59, 59-1 & 61
 MAST ROAD
 CITY OF DOVER
 COUNTY of STRAFFORD
 STATE of NEW HAMPSHIRE

DRAWN BY: *KJF* FILE: \KCP\1081\CANDIASOUTH2014
 SCALE: 1" = 100' DATE: APRIL 2, 2014



McEaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	DESCRIPTION	BY	CHK
14-1964		EXCAVATION		
PROJECT NO		TYPE	FIELDBOOK & PAGES	



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-24

Application Type: Minor Lot Line Adjustment
Applicant(s): Changing Place, LLC
Owner(s): Lisa O'Grady and Maloney Family Revocable Trust of 2012
Location: 100 and 104 Court Street (Assessor's Map 20, Lots 112A & 113)

INTENT: To adjust the lot lines between two existing lots.

LOTS/UNITS PROPOSED: N/A

AGENDA ITEM #: 4-D

ACREAGE: 1.34 Acres

ZONING DISTRICT: Medium Density Residential District (R-12)

EXISTING LAND USE: One single family house on each existing lot

PROPOSED LAND USE: There is an application to subdivide the lot at 104 Court Street into 3 lots (#P14-25)

SURROUNDING LAND USE: Single family residential, cemetery, and multi-family housing

ZBA ACTION:

- Variance for reduced lot frontage granted by Zoning Board of Adjustment on 3/20/14 for 104 Court Street lot
- Variance from the R-12 front build to requirement granted by the Zoning Board of Adjustment on 5/15/14 for 104 Court Street lot

ATTACHMENT: Lot Line Adjustment plan, application, and 3/20/14 and 5/15/14 ZBA meeting minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

Summary of Request and Background

The applicant proposes to reconfigure the lot lines between two existing lots. 4,392 sq. ft. from Lot 20-113 will be transferred to Lot 20-112A. This adjustment is a condition of approval of the 3/20/14 variance approval for reduced frontages on the three lots proposed for 104 Court Street (see #P14-25). The 3/20/14 variance was also conditioned on the existing single family home remaining a single family home.

Consistency with Land Use Regulations

Chapter 155-18 of the Land Subdivision Regulations of the City Code provides for the adjustment of existing lot lines between two or more lots. This plan is consistent with those regulations.

STAFF RECOMMENDATION:

The Planning Department recommends that the Planning Board accept the application, hold the public hearing, and approve the lot line adjustment plat with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

1. The owners' signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall add the Planning File number 14-24 to the plat.
4. The applicant shall identify the 11 ft. x 100 ft. easement as a "pedestrian and vehicular access easement," and shall provide a reference to the recorded easement deed on the final plat.
5. The applicant shall note the front setback for the 100 Court Street lot on the final plat.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-24

Application Type: Minor Lot Line Adjustment
Applicant(s): Changing Place, LLC
Owner(s): Lisa O'Grady and Maloney Family Revocable Trust of 2012
Location: 100 and 104 Court Street (Assessor's Map 20, Lots 112A & 113)

BELOW IS A STREET VIEW OF 104 COURT STREET



BELOW IS AN AERIAL VIEW OF 104 COURT STREET





**City of Dover, New Hampshire
MINOR LOT LINE ADJUSTMENT APPLICATION**

Office Use Only	Project #:	<u>PL4-24</u>	Date Received:	Revision Date: February 12, 2013 MAY 12 2014
	Amount Paid:	_____	Time Received:	
				By _____

APPLICANT INFORMATION

Name of Applicant: CHANGING PLACES, LLC Telephone # 749-3800
 Address of Applicant: 42(5) DOVER POINT ROAD DOVER, NH 03820

FIRST PROPERTY OWNER AND PARCEL INFORMATION

Name of 1st Property Owner (if different from applicant): LISA O'GRADY Telephone # _____
 Address of 1st Property Owner: 100 COURT STREET DOVER, NH 03820
 Address of Property: 100 COURT STREET
 Assessor's Map # 20 Lot(s) # 112 A
 Property Deed: Book 2208 Page: 121
 Zoning District(s) R-12 Overlay District(s) NONE
 Size of Existing Parcel (sq. ft.): 12,144 Size of Proposed Parcel (sq. ft.): 16,536

SECOND PROPERTY OWNER AND PARCEL INFORMATION

Name of 2nd Property Owner (if different from applicant): MALONEY Telephone # _____
FAMILY REVOCABLE TRUST OF 2012
 Address of 2nd Property Owner: 302 ROBERTS COVE ROAD ALTON, NH 03809
 Address of Property: 104 COURT STREET
 Assessor's Map # 20 Lot(s) # 113
 Property Deed: Book 4007 Page: 674
 Zoning District(s) R-12 Overlay District(s) NONE
 Size of Existing Parcel (sq. ft.): 46,365 Size of Proposed Parcel (sq. ft.): 41,973

[Use additional application form if more than two lots are being adjusted]

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.): KEVIN McENEANEY - McENEANEY SURVEY ASSOCIATES, INC
 Address 24 CHESTNUT STREET DOVER NH 03820 Telephone #: 742-0911
 Professional License #: US 6661 E-mail address: kevin@surveynh.com

SIGNATURES

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

#1 Signature of First Property Owner: *[Signature]* Date: 5/12/14
MALONEY

#2 Signature of Second Property Owner: *[Signature]* Date: 5-5-14
O'GRADY

Signature of Applicant (if different from owner): _____ Date: _____

Signature of Agent: *[Signature]* Date: 5-2-14
CHANGING PLACES

AUTHORIZATION TO ENTER SUBJECT PROPERTY

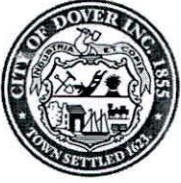
I hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: #1 *[Signature]* Date: 5/12/14
MALONEY

#2 *[Signature]* 5-5-14

✓ 14-2054	19 3	Kathleen Anne Hall	Steven A. Hall	113 Court Street	Dover, NH 03820	981 / 718
✓ 14-2054	19 7	Joanne L. Richard, Trustee	Joanne Richard Living Revocable Trust	109 Court Street	Dover, NH 03820	3722 / 318
✓ 14-2054	19 8	Alex Yusko-Leblanc	Julia Yusko-Leblanc	103 Court Street	Dover, NH 03820	3607 / 803
✓ 14-2054	19 9	Cynthia L. Mamigonian		89 Court Street	Dover, NH 03820	1777 / 387
✓ 14-2054	19 9A	Otis E. Perry	Amy M. Perry	91 Court Street	Dover, NH 03820	2236 / 205
✓ 14-2054	20 96	Dover Housing Authority		62 Whittier Street	Dover, NH 03820	
✓ 14-2054	20 111	Barry A. Rogers	Ellenmarie Rogers	88 Court Street	Dover, NH 03820	1897 / 251
✓ 14-2054	20 112	Richard Erdmann		92 Court Street	Dover, NH 03820	2557 / 152
✓ 14-2054	20 112A	Lisa O' Grady		100 Court Street	Dover, NH 03820	2208 / 121
✓ 14-2054	20 113	Paul & Margery Maloney, Trustees	Maloney Family Revocable Trust Of 2012	302 Roberts Cove Road	Alton, NH 03809-9722	3293 / 0138
✓ 14-2054	20 114	Cobble Hill Community Assn.		Cobble Hill Drive	Dover, NH 03820	
✓ 14-2054	20 114-1	Mark R. Hyson	Laura A. Hyson	3 Cobble Hill Drive	Dover, NH 03820	2051 / 376
✓ 14-2054	20 114-2	Sandra L. Beauchesne		397 Second Avenue South	Naples, FL 34102-5941	3393 / 282
✓ 14-2054	20 114-17	Ghanashyam Subedi	Usha Khadka Subedi	8 Cobble Hill Drive	Dover, NH 03820-4172	3936 / 098
✓ 14-2054	20 114-18	Shawn D. Tomlinson		6 Cobble Hill Drive	Dover, NH 03820	3573 / 743
✓ 14-2054	20 114-20	Kaleigh M. Cheslock	Joseph M. Cheslock	2 Cobble Hill Drive	Dover, NH 03820-4172	4143 / 540
✓ 14-2054	21 1	Sylvia P. Miller		108 Court Street	Dover, NH 03820	785 / 127
✓ 14-2054	21 2	Colin G. Miller	Joseph G. Miller	118 Court Street	Dover, NH 03820	3725 / 571
✓ 14-2054	21 2B	Melissa L. Fenelon		1 Elmview Circle	Dover, NH 03820	3704 / 344
✓ 14-2054	21 27	Kathleen Demko	James O. Demko	2 Elmview Circle	Dover, NH 03820	1106 / 467





CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, March 20, 2014**
Meeting Time: **7:00 pm**

Staff Recommendation

T. Corwin read the staff memo for case Z14-06 into the record.

He stated the Planning Department recommends that the Board approve the variance.

Public Hearing Closed

Motion: O. Perry made the motion to grant the variance. Seconded by J. Kelley. Vote: U/A

- B. *Z 14-07 Changing Places, LLC (Property Owner: Maloney Family Revocable Trust of 2012), 104 Court Street (Tax Map 20, Lot 113), located in the Medium Density Residential (R-12) District, proposes to subdivide the property into three lots. Applicant requests a variance from **Section 170-12.A** of the Zoning Ordinance and the R-12 District Table of Use and Dimensional Requirements to permit each lot to have street frontage of approximately 67 feet where a minimum of 100 ft. of street frontage is required.

O. Perry and J. Kelley recused themselves.

Public Hearing Open

Attorney James Schulte represents the applicant. He passed out to Board members a slightly revised plan that replaces the plan submitted with the application. He explained that this revision is due to an agreement to convey approximately 2,900 sq. ft. to an abutter, Lisa O'Grady, to square off her lot and this will also square off the property being subdivided, and this will have to be surveyed and a lot line adjustment will have to be approved by the Planning Board. He stated that the subdivision will give each new lot frontage of approximately 67 feet and the proposed houses will fit in compliance with the side lot line setbacks. He explained this neighborhood has different lot sizes with different frontages but all homes are single family homes. If this variance is approved he suggested there should be two conditions: (1) The existing home could not be converted to a duplex, and (2) there should be a requirement to go to the Planning Board for a lot line adjustment at the same time as the subdivision approval.

C. Prior confirmed with Atty. Schulte that the existing house is a single family home, that it is under agreement with Atty. Schulte's clients, and that it was not on the market very long.

C. Prior stated he likes the character of the neighborhood in its current condition and he would like Atty. Schulte to explain why the proposal is to subdivide into three lots instead of two.

Atty. Schulte explained that this request is consistent with other new development in the area. The lots will be rectangular which is more in character with this neighborhood of single family houses. This would provide more uniformity in the neighborhood.

J. Stone confirmed with Atty. Schulte that the backyards slope down but the lot goes quite a distance before it slopes down, and there are no drainage issues in that area.

Lisa O'Grady, 100 Court Street, explained that because of where her house is situated on her lot she has no access to her backyard, so she is in favor of the proposed change to her lot. Her house is in a very low spot in the neighborhood and she has had some drainage problems.



CITY OF DOVER

ZONING BOARD OF ADJUSTMENT - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers, 288 Central Avenue, Dover, NH 03820
Meeting Date: **Thursday, March 20, 2014**
Meeting Time: **7:00 pm**

S.Reid asked L.O'Grady if she was concerned that construction of the proposed homes would impact her drainage.

L.O'Grady stated she has discussed this with them and was told that they were going to put drainage all around and take care of that.

S.Reid then asked L.O'Grady what her view was of a duplex and a single family home on that lot vs. three individual homes.

L.O'Grady stated that she would rather see single family homes than duplexes.

Atty. Schulte wanted to address drainage and explained that the proposed houses will have footing drains around them and water will be directed out back where the land slopes down. He explained that this will divert water away from L.O'Grady's lot and should help with her drainage problems.

F.Landford confirmed with T.Corwin that the lot directly behind the property being discussed is an open space lot for the Cobble Hill development.

Staff Recommendation

T.Corwin stated the Planning Department recommends granting the variance for the reasons set forth in the staff memo provided to the Board members in their packets.

He stated the conditions of approval would be that the existing single family dwelling remain a single family home and that the applicant submit and obtain approval of a boundary line adjustment with the O'Grady property approximately as shown on the revised plan submitted this evening.

Public Hearing Closed

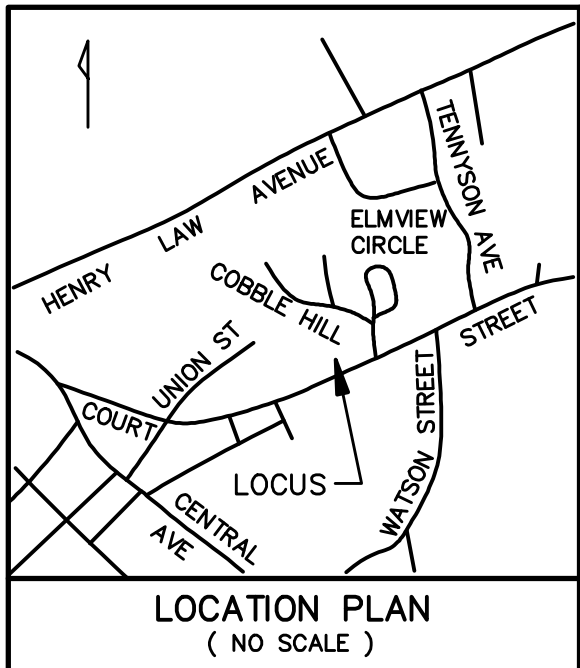
Motion: F.Landford made the motion to grant the variance with conditions as stated by T.Corwin. Seconded by J.Stone.
Vote: 3/1

S.Reid announced that the Zoning Board received an email invitation to the Meet and Greet meeting with the other land use boards that will be on Tuesday, 4/8/14 and encouraged members to attend.

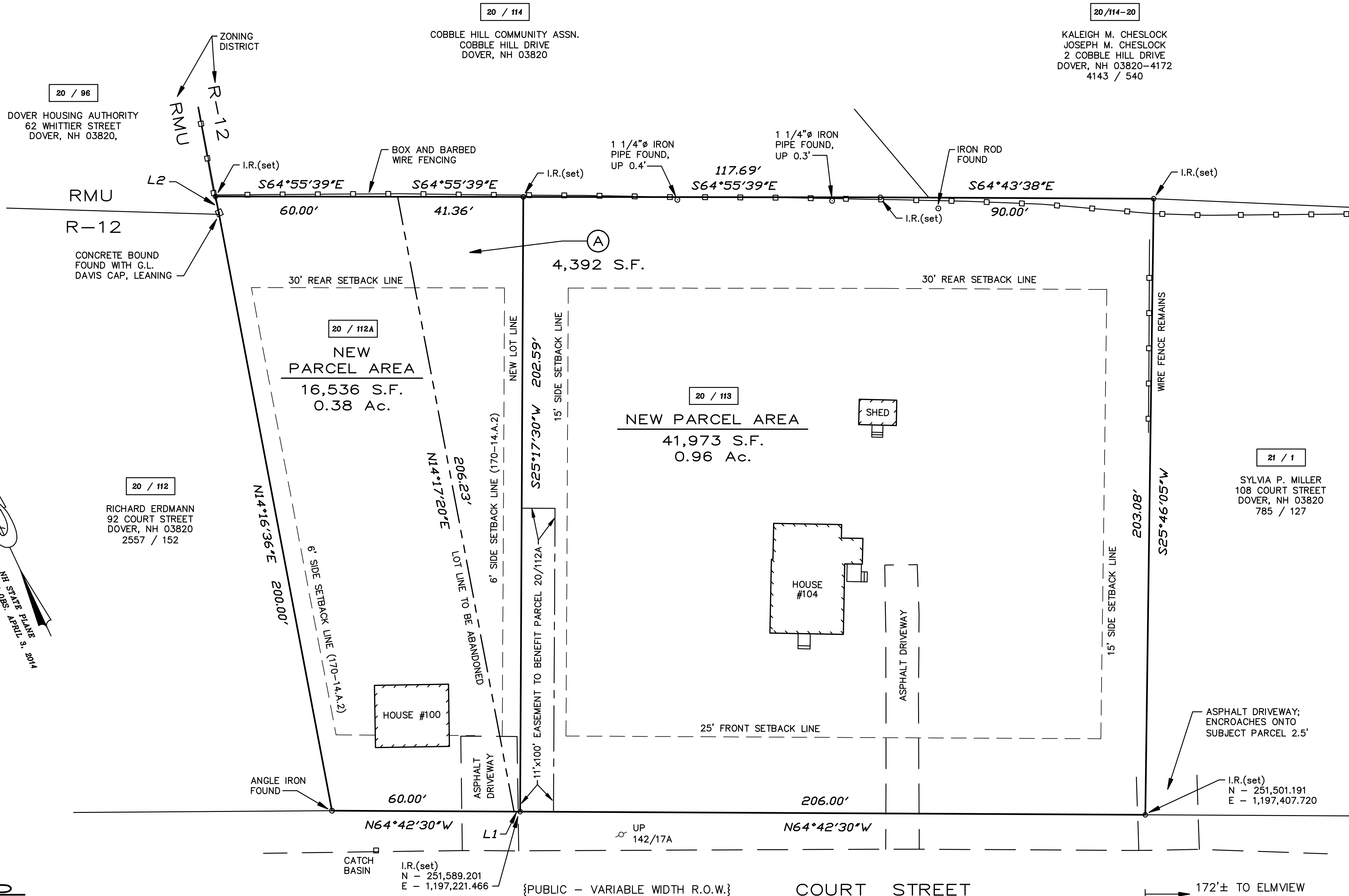
He also announced that this was the last meeting for J.Kelley and he thanked him for his Zoning Board involvement, time, questions, perspective and diligence. He also congratulated J.Stone for being appointed by the City Council to succeed J.Kelley as a full member of the Zoning Board.

4. ADJOURN

Motion: J.Kelley made the motion to adjourn at 7:32 p.m. Seconded by F.Landford. Vote: U/A



No.	Bearing	Distance
L1	N64°42'30"W	2.00'
L2	N14°16'36"E	6.00'



REFERENCE PLANS:

- INDIVIDUAL LOT LINE ADJUSTMENTS - COBBLE HILL, COURT STREET, DOVER, NEW HAMPSHIRE FOR CENTURY DEVELOPERS. SCALE: 1" = 40'; DATED: 14 AUGUST 1990; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 38-143.
- PROPOSED DEVELOPMENT FOR FISCHER HOMES, INC. - ELMVIE DEVELOPMENT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: MARCH 1954, REVISED THROUGH 3/20/54; BY: GRANT L. DAVIS. RECORDED S.C.R.D. PLAN 62, POCKET 2, FOLDER 15.

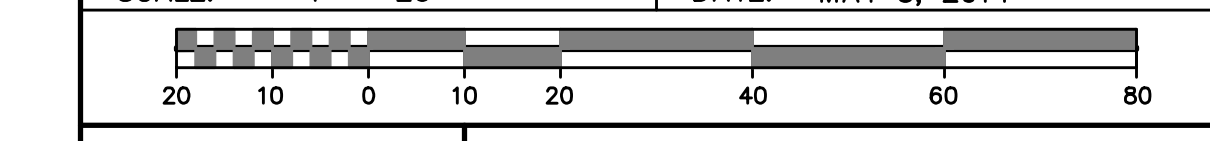
NOTES:

- OWNER OF RECORD:
LISA O'GRADY
100 COURT STREET
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 2208, PAGE 121
- OWNER SIGNATURE
MALONEY FAMILY REVOCABLE TRUST OF 2012
PAUL & MARGERY MALONEY, TRUSTEES
302 ROBERTS COVE ROAD
ALTON, NEW HAMPSHIRE 03809-9722
S.C.R.D. VOL. 4007, PAGE 674
- OWNER SIGNATURE
20 / 113 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
MINIMUM LOT SIZE = 12,000 S.F.
MINIMUM FRONTAGE = 100 FEET
MAXIMUM LOT COVERAGE = 30 PERCENT
MINIMUM BUILDING SETBACKS, PRINCIPAL:
FRONT / ABUT A STREET = 25 FEET
SIDE * = 15 FEET *
REAR = 30 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
* PER ZONING REGULATIONS CHAPTER 170 14.A.2 A LOT WITH A WIDTH OF 75' OR LESS AND 50' OR MORE, SHALL HAVE A MINIMUM SIDE YARD OF 6 FEET.
- PLAN INTENT: TO ADJUST THE LOT LINES AS SHOWN, TRACT "A" 4,392 S.F. IS TO BE ADDED TO PARCEL 20 / 112A. AND TO ALSO CREATE AN 11'x100' (1,100 S.F.) EASEMENT OVER PARCEL 20 / 113 FOR THE BENEFIT OF PARCEL 20 / 112A.
- PARCEL AREAS =

PARCEL	ORIGINAL PARCEL	NEW PARCEL
20 / 112A	12,144 S.F. / 0.28 Ac.	16,536 S.F. / 0.38 Ac.
20 / 113	46,365 S.F. / 1.06 Ac.	41,973 S.F. / 0.96 Ac.
- PER FLOOD INSURANCE RATE MAP 33017C0320D AND 33017C0340D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON APRIL 3, 2014. VERTICAL DATUM IS NAVD88
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.

LOT LINE ADJUSTMENT PLAN
 PREPARED FOR
CHANGING PLACES, LLC
 BEING LOCATED ON LANDS BELONGING TO
LISA O'GRADY
 TAX MAP 20, LOT No. 112A
MALONEY FAMILY REVOCABLE TRUST OF 2012
 TAX MAP 20, LOT No. 113
100 & 104 COURT STREET
CITY OF DOVER
COUNTY OF STRAFFORD
STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No. P 14-____
 DRAWN BY: **RJM** FILE: VR CP\2054\14-2054
 SCALE: 1" = 20' DATE: MAY 5, 2014



REGISTERED PROFESSIONAL SURVEYOR
 No. 661
 KEVIN M. McEENEANEY

McEeneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

LEGEND

I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
 S.F. - SQUARE FEET
 Ac. - ACRE
 (TYP.) - TYPICAL
 ± - MORE OR LESS
 S.C.R.D. - STRAFFORD COUNTY
 REGISTRY OF DEEDS
 -o- UP 410/5 - UTILITY POLE W/ I.D. Nos.

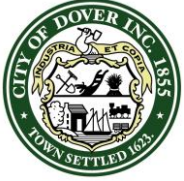
NO.	DATE	DESCRIPTION	BY	CHK
REVISIONS				
14-2054		LL ADJ	14-02	16-27
PROJECT NO		TYPE	FIELDBOOK & PAGES	

19 / 9A
 OTIS E. PERRY
 AMY M. PERRY
 91 COURT STREET
 DOVER, NH 03820
 2236 / 205

19 / 8
 ALEX YUSKO-LEBLANC
 JULIA YUSKO-LEBLANC
 103 COURT STREET
 DOVER, NH 03820
 3607 / 803

19 / 7
 JOANNE L. RICHARD, TRUSTEE
 JOANNE RICHARD LIVING REVOCABLE TRUST
 109 COURT STREET
 DOVER, NH 03820
 3722 / 318

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-25

Application Type: Minor Subdivision
Applicant: Changing Places, LLC
Owners: Lisa O'Grady and Maloney Family Revocable Trust of 2012
Location: 100 and 104 Court Street (Assessor's Map 20, Lots 112A & 113)

INTENT: To subdivide an existing lot at 104 Court Street into three (3) lots, each containing approximately 1/3 of an acre.

LOTS/UNITS PROPOSED: Two additional lots.

AGENDA ITEM #: 4-E

ACREAGE: 0.96 Acres

ZONING DISTRICT: Medium Density Residential District (R-12)

EXISTING LAND USE: One single family house

PROPOSED LAND USE: Three single family house lots

SURROUNDING LAND USE: Single family residential, cemetery, and multi-family residential

ZBA ACTION: (1) Variance for reduced lot frontage granted by ZBA on 3/20/14 for 104 Court Street lot and (2) variance from the R-12 front build to requirement granted by the ZBA on 5/15/14 for 104 Court Street lot

PERMITS REQUIRED: None

WAIVERS REQUESTED: None

ATTACHMENTS: Subdivision plan, application, and 3/20 and 5/15 ZBA Minutes

APPLICATION IS COMPLETE: Yes

NOTICES SENT: Abutter notices were sent by certified mail to all abutters for this meeting.

Summary of Request and Background

The applicant has submitted plans to subdivide two additional lots off an existing lot for the purpose of building two (2) single family homes.

Consistency with Land Use Regulations

Chapter 155-15 of the Land Subdivision Regulations of the City Code provides for

subdivisions of existing lots. The plan is consistent with the purpose of the Medium Density Residential District (R-12), which is to provide for walkable single family neighborhoods.

STAFF RECOMMENDATION:

The Planning Department recommends the Planning Board approve the application with the following conditions:

Conditions to Be Met Prior to Signing of Plans:

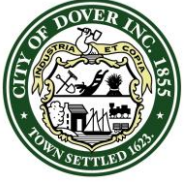
1. The owner's signatures shall be added to the final plat submitted for signature.
2. The applicant shall provide the Planning Department with a digital version of the final plat.
3. The applicant shall revise the plat to add a note containing information on the variance granted on 5/15/14.
4. The applicant shall revise the plat to add the Planning File number P14-25 to the title block.
5. The applicant shall revise the plat to show the front build to line of 27 ft. approved by the ZBA on 5/15/14 for the two new lots. For the original lot, the applicant shall revise the plat to show a front build to line of 48 ft.
6. The applicant shall revise the final plat to include Common Subdivision Plan Notes 9 and 16.
7. The applicant shall revise the plat to identify Lot 1 as Map 20, Lot 113-1, and Lot 3 as Map 20, Lot 113-2.
8. The Lot Line Adjustment Plan approved in #P14-24 shall be recorded prior to the recording of the final plat.
9. The applicant shall record the agreement relating to this subdivision made by and between Changing Places, LLC and Lisa O'Grady. The agreement shall be noted on the final plat.
10. The applicant shall submit a landscape plan, locating the trees agreed to in the agreement with Lisa O'Grady.
11. The applicant shall amend plan note 18 to include the ZBA conditions of approval for the variance granted on 3/20/14 that: "the existing single family dwelling remain a single family dwelling and that the applicant submits an application for and obtains approval of a boundary line adjustment with the abutting property at 100 Court Street (Tax Map 20, Lot 112A) approximately as shown on the revised plan submitted at the [ZBA] hearing."

Conditions to Be Met Prior to Issuance of a Building Permit:

12. All new dwelling units shall be assessed the current impact fees in place at the time of building permit application.
13. All new dwelling units shall be assessed the current water and sewer investment fees in place at the time of application for water and sewer service.

Conditions to Be Met Prior to Issuance of a Certificate of Occupancy:

The applicant shall install the landscaping prior to the issuance the first Certificate of Occupancy for any new dwelling unit.



CITY OF DOVER

PLANNING BOARD - STAFF MEMO FILE #P14-25

Application Type: Minor Subdivision
Applicant: Changing Places, LLC
Owners: Lisa O'Grady and Maloney Family Revocable Trust of 2012
Location: 100 and 104 Court Street (Assessor's Map 20, Lots 112A & 113)

BELOW IS A STREET VIEW OF 104 COURT STREET



BELOW IS AN AERIAL VIEW OF 104 COURT STREET





**City of Dover, New Hampshire
SUBDIVISION APPLICATION**

RECEIVED
[Revision Date: April 23, 2013]
Date Received: MAY 19 2014
Time Received:
By:

Office Use Only Project #: P14-25 Date Received: MAY 19 2014
Amount Paid: _____ Time Received: _____

APPLICANT AND OWNER INFORMATION

Name of Applicant: CHANGING PLACES, LLC Telephone # 749-3800
Address of Applicant: 42 J. DOVER POINT ROAD DOVER NH 03820
Name of Property Owner (if different from applicant): MALONEY Telephone # _____
Address of Property Owner: FAMILY REVOCABLE TRUST OF 2012
302 ROBERTS COVE ROAD ALTON, NH 03809
E-Mail Address: N/A

PROPERTY INFORMATION

Address of Property: 104 COURT STREET
Assessor's Map # 20 Lot(s) # 113
Zoning District(s) R-12 Overlay District(s) NONE
Size of Parcel: 41,973 SF. Property Deed: Book 4007 Page: 674
Existing Use of Property: SINGLE FAMILY-RESIDENTIAL

SUBDIVISION INFORMATION

Subdivision Type: Major (4 + net new lots): _____ Minor (3 or fewer lots): Open Space: _____
Existing Number of Lots: 1 Proposed Number of Lots: 3
City Water? Yes ___ No How far is city water from the property? AT STREET
City Sewer? Yes ___ No How far is city sewer from the property? AT STREET
Highway Access (check where applicable): City Street ___ State Highway
Estimated Length of Proposed Roads: N/A feet Public or Private Road? _____

WAIVER REQUESTS

Subdivision Regulations section(s) to be waived: NONE
Justification for waiver request(s) (attach additional sheets as needed): _____

SURVEYOR INFORMATION

Name of Surveyor and Company (Licensed in N.H.) KEVIN McEWEENEY
McEWEENEY SURVEY ASSOCIATES, INC.

Address 24 CHESTERVILLE STREET DOVER, NH 03820 Telephone #: 742-0911

Professional License #: LS 661 E-mail address: Kevin@surveynh.com

ENGINEER INFORMATION

Name of Engineer and Company (Licensed in N.H.) N/A

Address _____ Telephone #: _____

Professional License #: _____ E-mail address: _____

SIGNATURES:

I/We hereby submit this application to the City of Dover Planning Board and attest that to the best of my knowledge all of the information on this application form and in the accompanying application materials and documentation is true and accurate. As applicant or as agent, I attest that I am duly authorized to act in this capacity.

Signature of Property Owner: Paul F. Maloney Date: _____

Signature of Applicant (if different from owner): J. O'Neil Date: 5-12-14

Signature of Agent: J. O'Neil Date: 5-12-14

AUTHORIZATION TO ENTER SUBJECT PROPERTY

I, and my successors, hereby authorize members of the Dover Planning Board, Planning Department and other pertinent City Departments and boards to enter my property for the purpose of evaluating this application, including performing inspections during the application phase, post-approval phase, construction phase and occupancy phase. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Paul F. Maloney Date: 5-15-14

AUTHORIZATION TO COMPLETE THE PROJECT ON SUBJECT PROPERTY

I, and my successors, hereby authorize the City of Dover and its assigns to enter my property for the purpose of completing the site work as required by the approved plan should the letter or credit or other surety be called. It is understood that these individuals must use all reasonable care, courtesy, and diligence when on the property.

Signature of Property Owner: Paul F. Maloney Date: 5-15-14

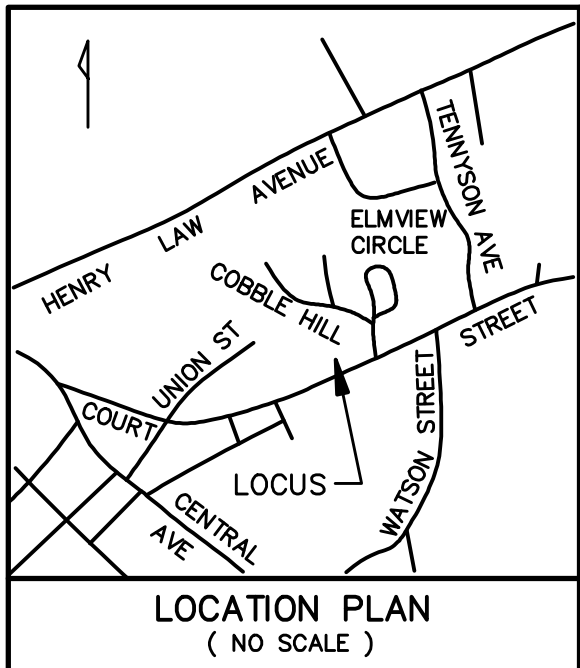
Signature of Applicant (if different from owner): J. O'Neil Date: 5-12-14

CERTIFICATION OF FEES

I, and my successors, hereby certify that I understand that the City of Dover collects impact fees, utility investment fees and inspection fees for projects developed in Dover. Said fees must be paid before a Certificate of Occupancy can be obtained for a structure, unless a different payment schedule is agreed to by the applicant and the City prior to approvals being issued by the Dover Planning Board. Additionally, should the property be in "Current Use" it will be subject to the Land Use Change Tax.

Signature of Property Owner: Paul J. Palmer Date: 5-15-15

Signature of Applicant (if different from owner): John Orrell Date: 5-12-14



No.	Bearing	Distance
LI	S64°43'38"E	18.98'

20 / 114
 COBBLE HILL COMMUNITY ASSN.
 COBBLE HILL DRIVE
 DOVER, NH 03820

20/114-20
 KALEIGH M. CHESLOCK
 JOSEPH M. CHESLOCK
 2 COBBLE HILL DRIVE
 DOVER, NH 03820-4172
 4143 / 540

NOTES:

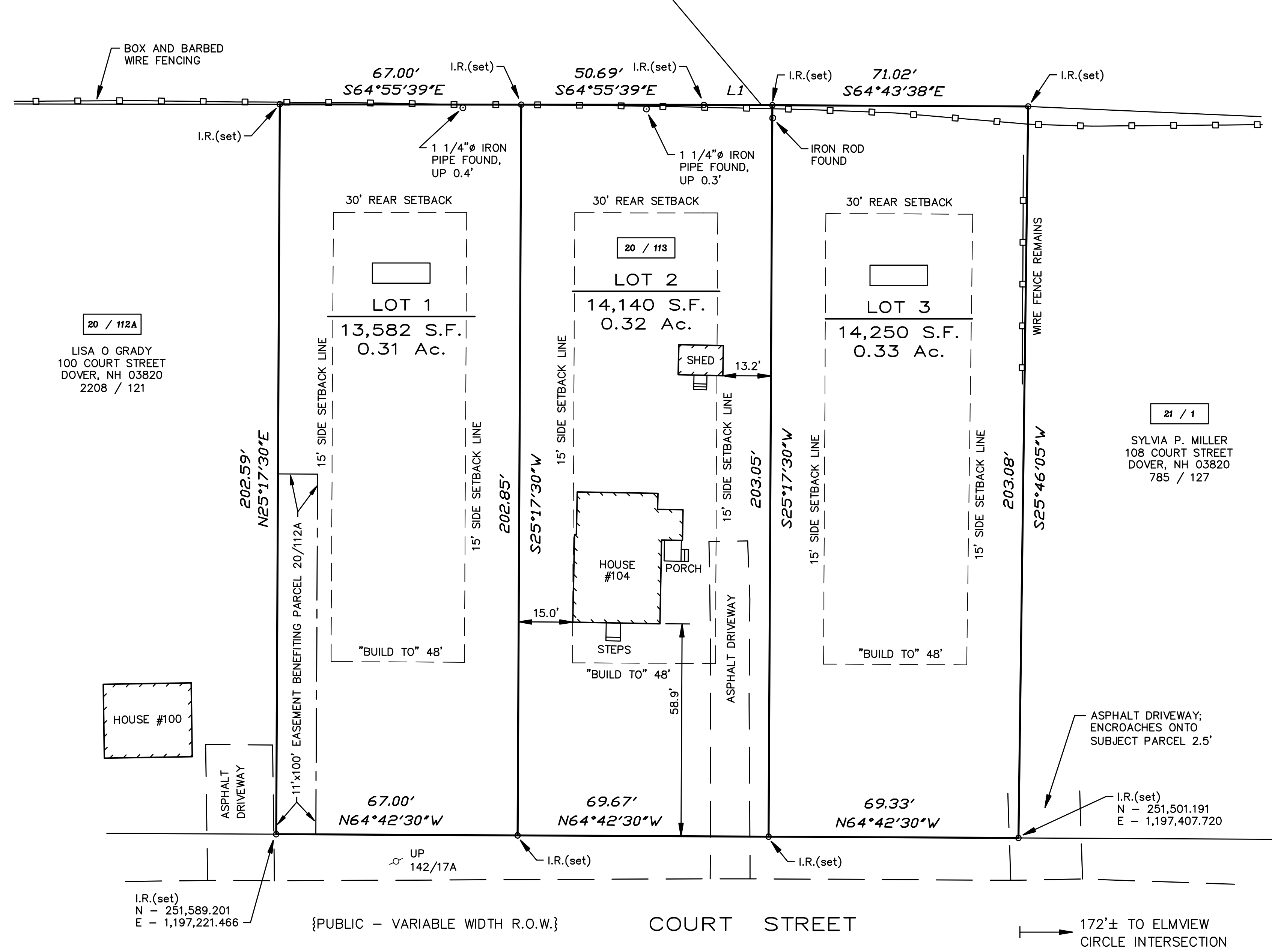
- OWNER OF RECORD: MALONEY FAMILY REVOCABLE TRUST OF 2012
 OWNER SIGNATURE: PAUL & MARGERY MALONEY, TRUSTEES
 302 ROBERTS COVE ROAD
 ALTON, NEW HAMPSHIRE 03809-9722
 S.C.R.D. VOL. 4007, PAGE 674
- 20 / 113 - DENOTES TAX MAP AND PARCEL NUMBER.
- ZONING DISTRICT IS R-12 (MEDIUM DENSITY RESIDENTIAL DISTRICT).
- ZONING DIMENSIONAL AND DENSITY REQUIREMENTS:
 MINIMUM LOT SIZE = 12,000 S.F.
 MINIMUM FRONTAGE (SEE NOTE 18) = 100 FEET
 MAXIMUM LOT COVERAGE = 30 PERCENT
 MINIMUM BUILDING SETBACKS, PRINCIPAL:
 FRONT / ABUT A STREET = "BUILD TO" *
 SIDE = 15 FEET
 REAR = 30 FEET
 MAXIMUM BUILDING HEIGHT = 35 FEET
 * 48 FEET IS THE AVERAGE OF DWELLINGS LOCATED WITHIN 500 FEET OF THE PROPOSED LOTS.
- PLAN INTENT: TO SUBDIVIDE THE SUBJECT PARCEL INTO THREE (3) SINGLE FAMILY RESIDENTIAL LOTS AS SHOWN.
- TOTAL PARCEL AREA = 41,973 S.F. / 0.96 Ac.
- PER FLOOD INSURANCE RATE MAP 33017C0320D AND 33017C0340D, EFFECTIVE DATE: MAY 17, 2005; ZONE "X": AREAS DETERMINED TO BE OUTSIDE THE FEDERALLY DESIGNATED 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN.
- BASIS OF BEARINGS IS NH STATE PLANE GRID FROM GPS OBSERVATION TAKEN ON APRIL 3, 2014. VERTICAL DATUM IS NAVD88
- A DIGITAL DXF COPY OF THE APPROVED PLAN WILL BE PROVIDED TO CITY OF DOVER PLANNING DEPARTMENT UPON FINAL APPROVAL.
- STREET ADDRESSES FOR EACH LOT SHALL BE ASSIGNED BY THE BUILDING INSPECTOR AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. EXISTING HOUSE ADDRESS IS 104 COURT STREET.
- THE PARCEL IS SUBJECT TO AN 11'x100' EASEMENT BENEFITING PARCEL 20/112A.
- ALL ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PRIOR TO ANY EARTH DISTURBING ACTIVITY CONTACT DIGSAFE AT 1-888-344-7233.
- REFERENCE IS MADE TO A PUBLIC HEARING HELD ON MARCH 20, 2014, TO GRANT A REQUEST FOR A VARIANCE FROM SECTION 170-12.A, AND THE R-12 DISTRICT TABLE OF USE AND DIMENSIONAL REQUIREMENTS. VARIANCE TO ALLOW A SUBDIVISION OF THE SUBJECT PARCEL INTO THREE (3) LOTS, EACH HAVING APPROXIMATELY 67 FEET OF FRONTAGE, WHERE 100 FEET IS REQUIRED. FILE: Z14-07.

REFERENCE PLANS:

- INDIVIDUAL LOT LINE ADJUSTMENTS - COBBLE HILL, COURT STREET, DOVER, NEW HAMPSHIRE FOR CENTURY DEVELOPERS. SCALE: 1" = 40'; DATED: 14 AUGUST 1990; BY: CIVIL CONSULTANTS. RECORDED S.C.R.D. PLAN 38-143.
- PROPOSED DEVELOPMENT FOR FISCHER HOMES, INC. - ELMVIEW DEVELOPMENT, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'; DATED: MARCH 1954, REVISED THROUGH 3/20/54; BY: GRANT L. DAVIS. RECORDED S.C.R.D. PLAN 62, POCKET 2, FOLDER 15.
- LOT LINE ADJUSTMENT PLAN PREPARED FOR CHANGING PLACES, LLC, BEING LOCATED ON LANDS BELONGING TO LISA O'GRADY, TAX MAP 20, LOT No. 112A, MALONEY FAMILY REVOCABLE TRUST OF 2012, TAX MAP 20, LOT No. 113, 100 & 104 COURT STREET, CITY OF DOVER, COUNTY OF STRAFFORD, STATE OF NEW HAMPSHIRE. SCALE: 1" = 20'; DATED: MAY 5, 2014; BY THIS OFFICE.

LEGEND

- I.R.(set) o - IRON ROD W/ I.D. CAP (SET)
- S.F. - SQUARE FEET
- Ac. - ACRE
- (TYP.) - TYPICAL
- ± - MORE OR LESS
- S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
- o- UP 410/5 - UTILITY POLE W/ I.D. Nos.



20 / 112A
 LISA O GRADY
 100 COURT STREET
 DOVER, NH 03820
 2208 / 121

21 / 1
 SYLVIA P. MILLER
 108 COURT STREET
 DOVER, NH 03820
 785 / 127

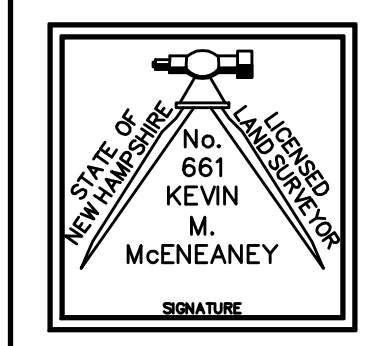
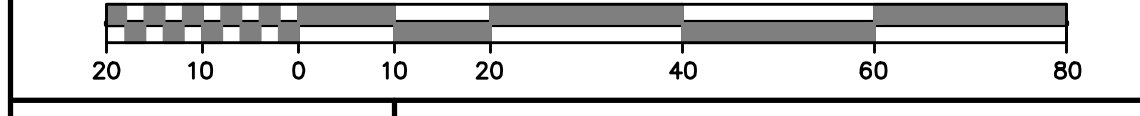
19 / 9A
 OTIS E. PERRY
 AMY M. PERRY
 91 COURT STREET
 DOVER, NH 03820
 2236 / 205

19 / 8
 ALEX YUSKO-LEBLANC
 JULIA YUSKO-LEBLANC
 103 COURT STREET
 DOVER, NH 03820
 3607 / 803

19 / 7
 JOANNE L. RICHARD, TRUSTEE
 JOANNE RICHARD LIVING REVOCABLE TRUST
 109 COURT STREET
 DOVER, NH 03820
 3722 / 318

MINOR SUBDIVISION OF LAND
 PREPARED FOR
 CHANGING PLACES, LLC
 BEING LOCATED ON LAND BELONGING TO
 MALONEY FAMILY REVOCABLE TRUST OF 2012
 TAX MAP 20, LOT No. 113
 104 COURT STREET
 CITY OF DOVER
 COUNTY OF STRAFFORD
 STATE OF NEW HAMPSHIRE

DOVER PLANNING FILE No.	P 14-___
DRAWN BY: <i>RJM</i>	FILE: VR CP\2054\14-2054
SCALE: 1" = 20'	DATE: MAY 5, 2014



McEneaney
Survey
Associates, inc.

P.O. Box 681 - 24 CHESTNUT STREET
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

"I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL GROUND SURVEY PERFORMED WITH A TOTAL STATION, BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SAID SURVEY MEETS OR EXCEEDS THE MINIMUM PRECISION REQUIREMENTS FOR SURVEY CLASSIFICATION "U" AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS."

NO.	DATE	DESCRIPTION	BY	CHK
14-2054		MINOR SUBDIV	14-02	16-27
PROJECT NO		TYPE	FIELDBOOK & PAGES	